



7 Salisbury Road, Worthing, BN11 1RB

Asking Price £68,250

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We are delighted to offer this beautifully presented shared ownership apartment to the market. Internally the accommodation briefly comprises; double bedroom, modern bathroom and well proportioned open plan living room with Kitchen. Externally the property has the benefits of a well maintained private rear garden. This is a shared ownership property being offer with a 35% share.

- Ground Floor
- Private Rear Garden
- Shared Ownership - 35% Share
- Open Plan Living Room
- Double Bedroom
- Town Centre Location
- Modern Bathroom
- Viewing Highly Recommended









### Hallway

Carpeted throughout. Access to storage cupboard.

### Open Plan living Room / Kitchen

4.6 x 3.8 (15'1" x 12'6")

The living area is carpeted throughout. Radiator. Double window with a further double glazed single door proving access to private rear garden. The kitchen area comprises; a fitted modern kitchen. Roll edge work surfaces. A range of fitted wall and base units. Inset stainless steel sink with drainer. Four ring electric hob with oven below. Space for various appliances. Wall mounted 'Vaillant' boiler.

### Bedroom

3.8 x 3.1 (12'6" x 10'2")

Carpeted throughout. Radiator. Five double glazed windows.

### Bathroom

A modern bathroom comprising; low level Wc with matching wash hand basin. Panelled bath with shower attachment above. Half tiled walls. Wall mounted heated towel rail.

### Rear Garden

Private West Facing rear garden. Decked area perfect for seating with an ample lawned area.

### Required Information

Length of lease: 987 years remaining

Rent Payable is £292.79 Per month / £3,513.48

Annual service charge: £2,005.00 Per annum

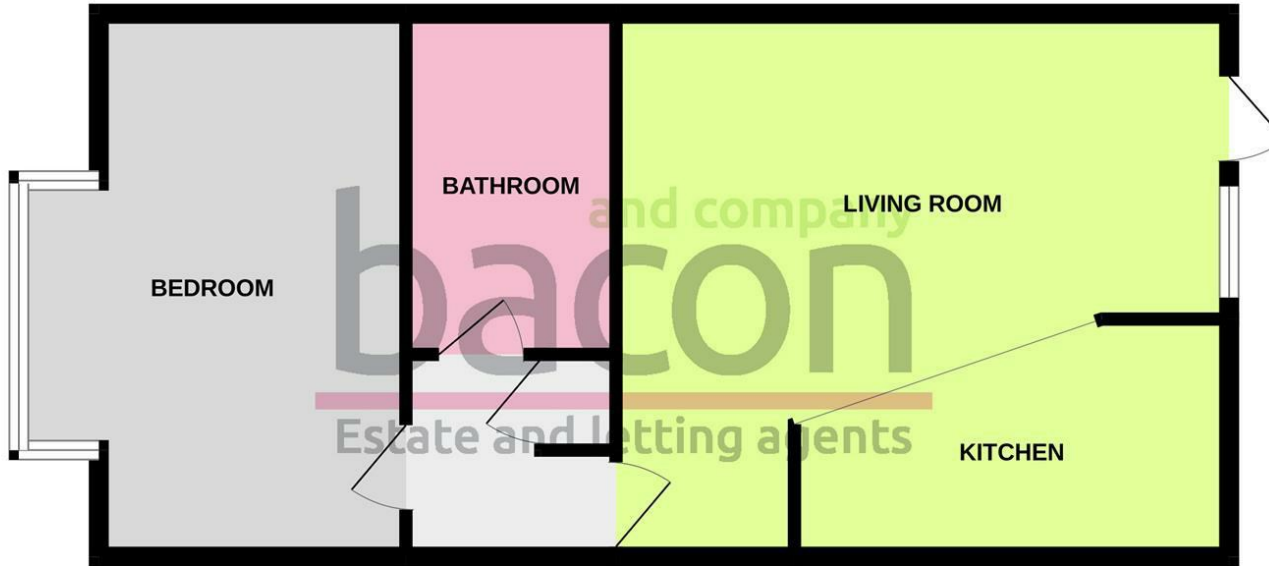
Council tax band: A

Draft version: 1

Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 66                      | 76        |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to



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