



## Flat 4, 47 Pavilion Road Worthing BN14 7EE

Asking Price Of £215,000

- TWO BEDROOMS
- FIRST FLOOR FLAT
- SHARE OF FREEHOLD
- UNALLOCATED OFF ROAD PARKING
- DOUBLE GLAZING
- GOOD SIZE LIVING ROOM
- CLOSE TO WORTHING STATION
- NO ONWARD CHAIN

Whitlock & Heaps are delighted to present to market this two bedroom flat forming part of the first floor of this purpose built building. Boasted a good size living room with a triple aspect bay window, modern bathroom and separate kitchen. Parking is on an unallocated first come first served basis. This property is brought to market with a share in the freehold and no onward chain.

**Council Tax Band B (taken from <https://www.tax.service.gov.uk/check-council-tax-band/search>).**

**We advise that you check this information, we will not be held responsible if the council tax band differs when occupying the property.**

PAVILION ROAD

WORTHING

APPROXIMATE GROSS INTERNAL AREA  
51.5 sq m / 554 sq ft

Worthing mainline train station is within exceptionally close proximity to the property and the local area has a vast array of shopping facilities, eateries and cafés. You are in the catchment area for numerous schools for all ages and the A27 is a short drive away. Bus routes operate locally for public transport across the town and the Worthing seafront is close by.

**ENTRANCE HALL** Intercom, cupboard housing water tank.

**KITCHEN** Stainless steel bowl sink with mixer tap and drainer, vinyl work surfaces with cupboards below and matching eye level cupboards. Fitted fridge freezer, space for washing machine, four ring electric hob with oven below and extractor above. UPVC double glazed frosted window with easterly aspect.

**LIVING ROOM** Bay triple aspect UPVC double glazed window, electric radiator.

**BEDROOM** UPVC double glazed window with Southerly aspect, fitted wardrobe, electric radiator.

**BEDROOM** UPVC double glazed window with Southerly aspect, fitted wardrobe, electric radiator.

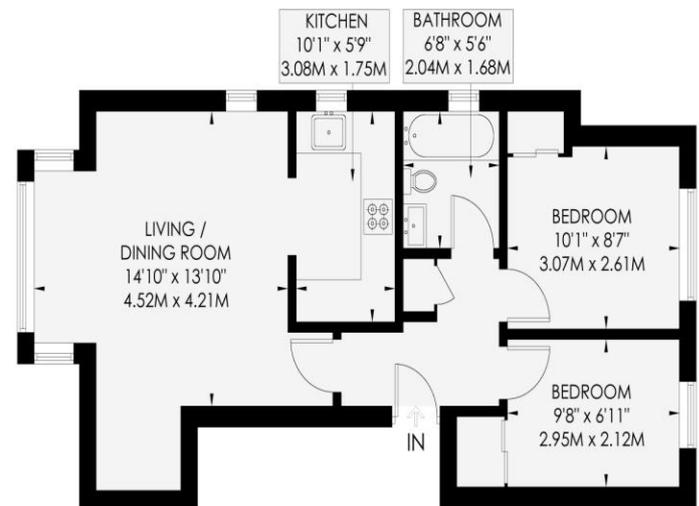
**BATHROOM** Comprising panelled bath with shower over being mostly tiled, extractor, pedestal wash hand basin, low level w.c, UPVC double glazed frosted window.

### OUTGOINGS

Share of freehold

Lease: Approx. 103 years remaining

Last year's service charge was £1,525 which includes contingency fund and property management.



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Floor plan is for illustration and identification purposes only and is not to scale. Plot, garden, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2).

Measuring Points: S, W, J, G

Storage Cupboard, Fitted Wardrobes, Garden Shortened for Display, Skylight

Ceiling Height, Hot Water Tank, Integrated Fridge / Freezer, Head Height Below 1.5m, Boiler

Certified Property Measure

BESPOKE PROPERTY MARKETING

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Portslade Branch

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