



74 Richmond Road, Worthing, BN11 4AF
Guide Price £190,000

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A well-presented two bedroom first-floor flat forming part of an attractive detached period building, ideally situated on Richmond Road, within easy reach of Worthing town centre, the mainline railway station and the seafront.

The property offers a bright and airy lounge, flooded with natural light and enhanced by high ceilings and a bay window. The accommodation blends character with modern comfort, featuring a mix of original sash windows alongside double-glazed windows in the kitchen and bathroom.

Additional benefits include modern electric heating throughout, an unfurnished layout ready for immediate occupation, and an excellent central location ideal for professionals or a small household.

- Two Bedroom First Floor Flat
- Central Worthing Location
- Large Lounge with Bay Window
- Fitted Kitchen
- Fitted Bathroom
- High Ceilings
- Permit Parking
- No Onward Chain





Communal Entrance

Communal entrance with stairs to first floor landing and private door to flat.

Reception Hall

4.29m x 0.97m (14'1 x 3'2)

Electric radiator. Wood laminate flooring. Meter cupboard. Levelled ceiling with spotlights.

Lounge

4.37m x 3.45m (14'4 x 11'4)

Dual aspect via a West facing sash window and South facing sash bay window, all with fitted blinds. Electric heater. Two wall light points. High level skirting board. Levelled ceiling.

Kitchen

3.28m x 1.91m (10'9 x 6'3)

Fitted suite comprising of a single drainer sink unit with mixer taps and having storage cupboard and space for appliance below. Areas of roll top work

surfaces offering additional cupboards and drawers under. Matching shelved wall units. Four ring hob with extractor hood over and fitted oven and grill below. Part tiled walls. Additional appliance space. Built in storage cupboard with water tank. Levelled ceiling with spotlights. West aspect double glazed window.

Bedroom One

4.34m x 2.57m (14'3 x 8'5)

West aspect sash windows. Electric heater. High level skirting board. Levelled ceiling.

Bedroom Two

3.58m x 2.08m (11'9 x 6'10)

South aspect sash window. Electric heater. High level skirting board. Levelled ceiling.

Bathroom/W.C

3.28m x 1.27m (10'9 x 4'2)

Fitted suite comprising of a panelled bath with

mixer taps having shower attachment and shower screen over. Wash hand basin set into vanity unit having mixer taps and fitted wall mirror over. Push button w.c. Chrome ladder design radiator. Tiled flooring. Part tiled walls. Extractor fan. Levelled ceiling with spotlights. Obscure glass double glazed window.

Communal Grounds

Communal grounds to the front and rear of the building with the front predominately laid to lawn.

Lease & Maintenance

Lease – 89 years unexpired

Ground Rent – £400 PA

Annual Maintenance – £2,200 PA

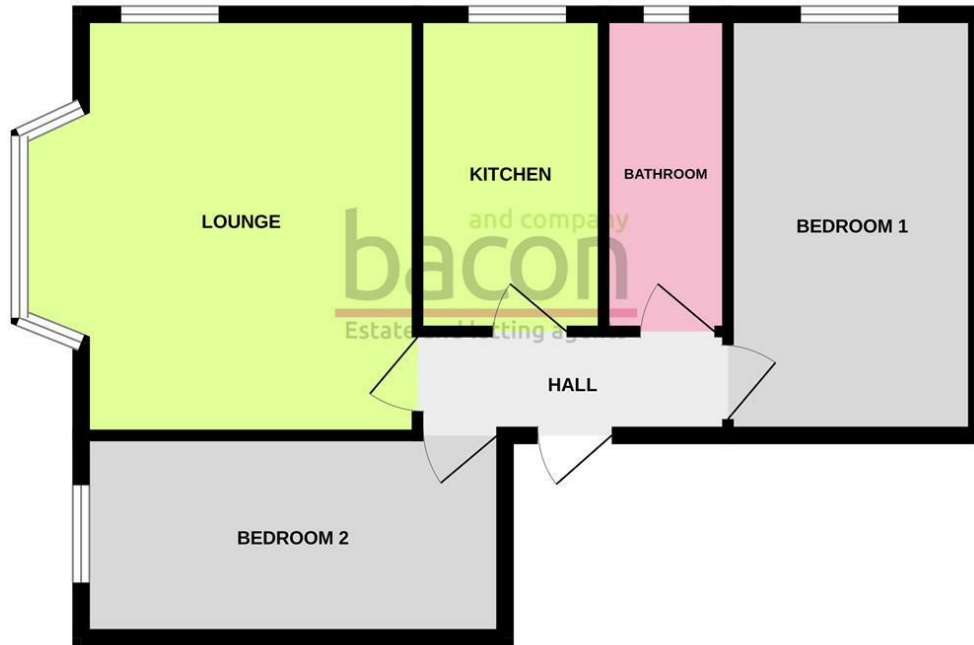
** A lease renewal cost is currently being explored.

Council Tax

Council Tax Band B



FIRST 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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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