



PEAR  
PROPERTIES



Flat 3, 135 Park Road, Worthing  
Worthing

Offers Over £220,000  
PEAR  
PROPERTIES



## Flat 3

135 Park Road, Worthing

Central Worthing maisonette with 2 double bedrooms, charming fireplace, modern kitchen & bathrooms. Private entrance, parking, shed. Close to amenities & transport links.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Substantial Maisonette
- Two Double Bedrooms
- Good Size Living Room with Feature Fireplace
- Please Take A Look At Our Virtual Tour & Walk Through Video
- Kitchen
- Two Modern Bathrooms
- Private Entrance via External Staircase
- Allocated Parking Space & Private Shed
- Ideal Location in Central Worthing Close to Hospital, Seafront, Town Centre and Train Station
- Freehold With No Fixed Maintenance Charges Or Ground Rent



### Hallway

A spacious and welcoming entrance hall with stairs leading up to first floor.

### WC

2' 7" x 4' 10" (0.80m x 1.48m)

Low level WC. Access to understairs cupboard.

### Kitchen

6' 11" x 8' 8" (2.12m x 2.65m)

A range of wall and base units, integrated oven and hob, dishwasher, space for washing machine and fridge freezer.

### Bathroom

4' 7" x 8' 9" (1.39m x 2.67m)

Part tiled bathroom suite comprising bath with electric shower over, vanity sink unit providing storage.

### Living Room

10' 6" x 13' 1" (3.20m x 3.98m)

A good sized living room with feature fireplace and alcove cabinetry built in to alcoves.

### First Floor Bathroom

3' 10" x 7' 3" (1.18m x 2.20m)

A second bathroom located on the first floor, a modern fully tiled white suite comprising bath with waterfall shower and additional handheld shower attachment, vanity sink unit, WC.

### Bedroom Two

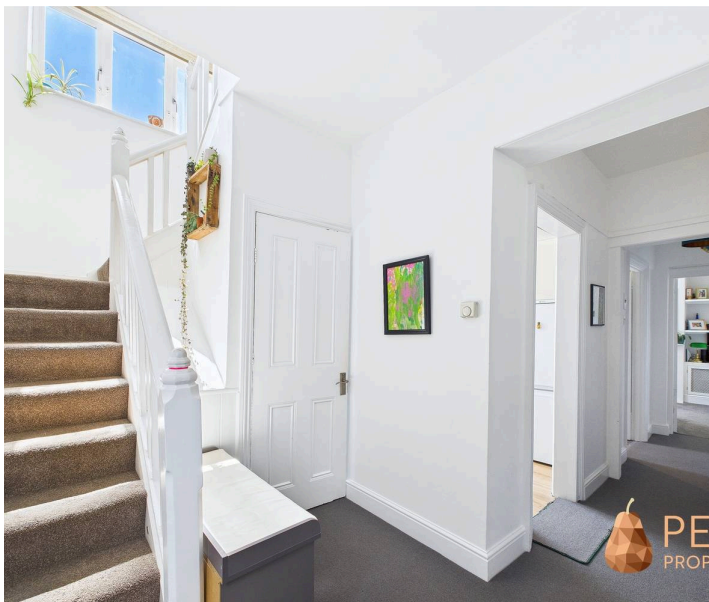
9' 5" x 9' 1" (2.87m x 2.77m)

Good size double bedroom, with a range of built in wardrobes.

### Bedroom One

10' 7" x 13' 1" (3.22m x 4.00m)

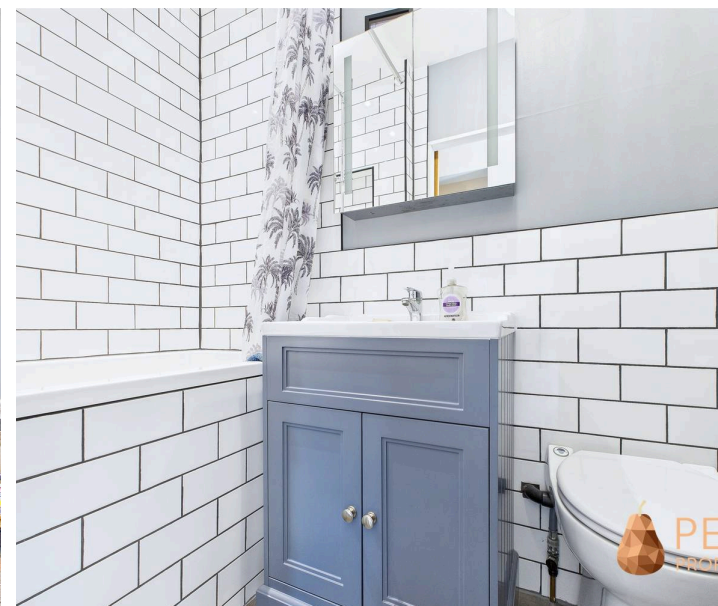
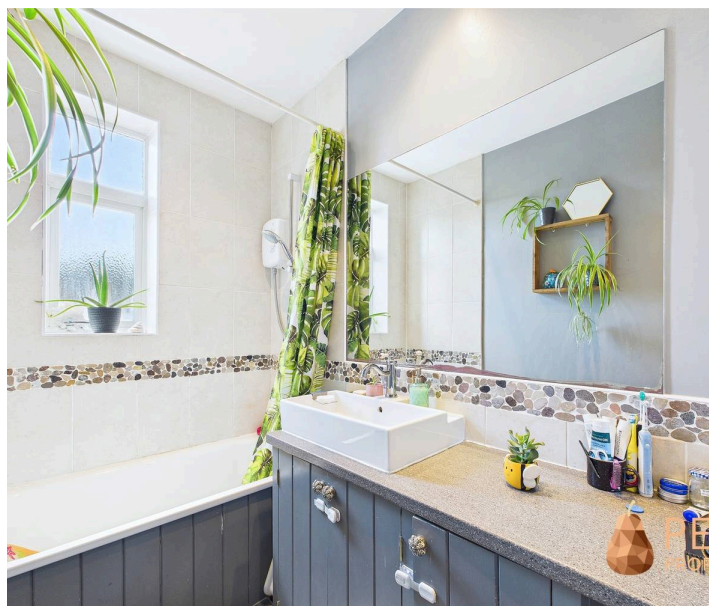
A great size double bedroom.

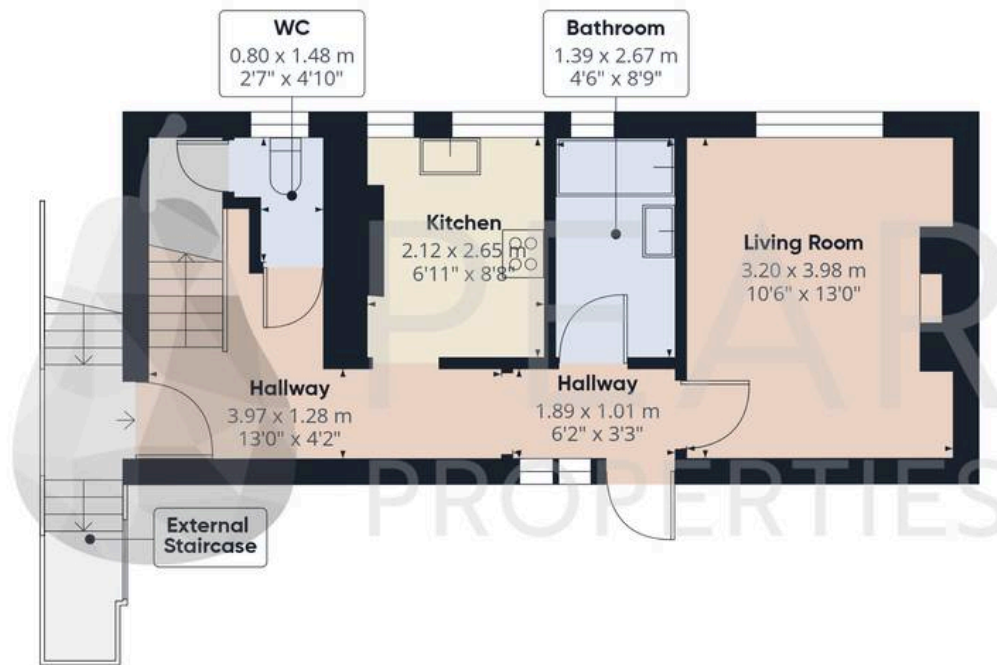


**ALLOCATED PARKING**

1 Parking Space

An allocated parking space.





Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

66.3 m<sup>2</sup>  
713 ft<sup>2</sup>

**Balconies and terraces**

3.5 m<sup>2</sup>  
38 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



# Pear Properties

20 Crabtree Lane, Lancing - BN15 9QP

01903 947337 · [hello@pearproperties.uk](mailto:hello@pearproperties.uk) · [pearproperties.uk](http://pearproperties.uk)