



2



1



1



E



## Description

We are delighted to offer to the market this well presented first floor converted two bedroom flat located in the heart of Worthing town centre providing immediate access to the town centre shops, restaurants, bus routes, mainline station and the seafront. The Accommodation offers a West facing lounge, kitchen, two bedrooms and a modern bathroom. BUY TO LET INVESTORS ONLY - TENANT IN SITU.

## Key Features

- First Floor Flat
- Two Bedrooms
- Modern Fitted Bathroom
- Town Centre Location
- Walking Distance to The Seafront
- EPC Rating - E
- Council Tax Band - A
- Leasehold





**Communal Entrance**

Phone entry system. Stairs to first floor landing.

**Front Door**

Opening into:

**Entrance Hall**

**Lounge**

**3.96 x 3.28 (13'0" x 10'9")**

Telephone point. TV point. Electric fire. Double glazed window to the front of the property.

**Kitchen**

**2.03 x 2.26 (6'8" x 7'5")**

Matching range of wall and base units. Integrated electric oven with induction hob. Integrated fridge freezer. Integrated washing machine. Half bowl stainless steel sink with hose tap and drainer inset into worktop. Part tiled walls. Double glazed window to the rear of the property



**Bedroom One**

**3.53 x 2.59 (11'7" x 8'6")**

Electric radiator. Double glazed window to rear.

**Bedroom Two**

**3.58 x 1.70 (11'9" x 5'7")**

Built in wardrobes. Electric radiators. Double glazed window to front.

**Bathroom**

P shaped bath with shower screen and shower over. Concealed system WC. Pedestal wash hand basin. Cupboard housing water tank. Extractor fan.

**Tenure**

Leasehold with 91 years remaining.

**Agents Notes**

The pictures shown were before the current tenancy, there may be some difference in condition and furnishings when you come to view.

