



14 Chippers Close, Worthing, BN13 1DE
Guide Price £160,000



A one double bedroom first floor purpose built flat situated within the sought after catchment area of Tarring, close to local shops, schools and mainline station. The accommodation consists of a communal hallway, reception hall, lounge/dining room, kitchen, double bedroom, shower room/w.c and communal grounds.

- Purpose Built First Floor Flat
- One Double Bedroom
- Double Glazed Windows
- Gas Central Heating
- Fitted Kitchen
- Re-Fitted Shower Room 2025
- Security Entryphone
- Tarring Catchment Area



Communal Entrance

Accessed via glazed communal doors with security entryphone system. Staircase to first floor landing. Private door to flat.

Reception Hall

Entryphone. Wood laminate flooring. Walk in storage cupboard. Built in shelved storage cupboard. Textured ceiling.

Lounge/Dining Room

4.60m x 3.48m (15'1 x 11'5)
East aspect via double glazed windows. Radiator. Wood laminate flooring. Coved and textured ceiling. Opening to kitchen.

Kitchen

3.81m x 2.11m (12'6 x 6'11)
Fitted suite comprising of a single drainer sink unit having mixer taps and with storage cupboard and space for washing machine below. Areas of roll top work surfaces offering additional



cupboards and drawers under. Space for cooker, fridge/freezer and further appliances. Radiator. Part tiled walls. Wood laminate flooring. Wall mounted central heating boiler. Textured ceiling. Dual aspect via East and North facing double glazed windows.

Double Bedroom

4.11m x 2.67m (13'6 x 8'9)
North aspect double glazed windows. Open wardrobes. Radiator. Two wall light points. Wood laminate flooring. Dimmer switch. Textured ceiling.

Shower Room/W.C

2.18m x 1.42m (7'2 x 4'8)
Re-fitted suite in 2025 comprising of a step in shower cubicle with shower unit, mixer taps, shower head and shower screen. Wall mounted wash hand basin with mixer taps and drawers below. Push button w.c. Tiled walls. Tiled flooring. Ladder design radiator. Textured ceiling. Obscure glass double glazed window.



Communal Grounds

Communal grounds to the front of the building.

Lease & Maintenance

Lease: 85 years unexpired NB: Worthing Homes on their website suggest a cost of around £3000 to renew the lease.
Ground Rent: £10 per annum
Maintenance: £42 per calendar month
Managing Agents: Worthing Homes

Council Tax

Council Tax Band A

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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