



Flat 6 35a South Street, Worthing, BN11 3AW
Asking Price £225,000



A well presented one bedroom apartment conveniently located in the heart of Worthing town centre. The apartment is located on the second floor and can be accessed via lift or stairs. The accommodation briefly comprises; entrance hall, a generously sized open plan kitchen/lounge/dining area, a well proportioned bedroom and a modern fitted bathroom. Additional benefits include; entry phone system, within walking distance to the seafront and remainder of a 999 year lease.

- Spacious One Bedroom Apartment
- Second Floor
- Immaculate Condition
- Lift Access
- Worthing Town Centre Location
- Modern Open Plan Kitchen/Living Space
- Remainder Of A 999 Year Lease
- Close To Amenities/Transport Links





Communal Entrance

Secure fob entry. Lift or stairs to second floor.

Entrance Hall

Private front door leading to entrance hallway. Video call entry phone. Hard flooring. LED downlights. Wall mounted thermostat. Wood panel door lead leading to;

Open Plan Kitchen/Lounge/Diner

2.93 x 8.51 (9'7" x 27'11")

Well proportioned living space providing room for dining table and living room furniture. Two wall mounted electric heaters. Pendant lights. West facing Juliette balcony. Satellite point.

Kitchen

2.93 x 3.81 (9'7" x 12'5")

Contemporary fitted kitchen. Range of base and matching wall mounted cabinets. Integrated

oven. Electric hob with extractor fan above and glass splashback. Worktop incorporating sink and drainer with Swan neck mixer tap. Integrated slimline dishwasher. Integrated washing machine. Integrated fridge freezer. Opening to dining area.

Bathroom

2.35 x 2.45 (7'8" x 8'0")

Tiled floor. Part tiled walls. Full-size bath with riser around shower above and glass shower screen. WC. Wash hand basin with cabinet storage below. Wall mounted mirror with LED light. Extractor fan. LED downlights.

Storage Cupboard

Large cupboard housing water tank. Fuse board. Pendant light.

Bedroom

6.46 x 3.36 (21'2" x 11'0")

Spacious double bedroom. Carpet. Two pendant lights. Wall mounted electric heater. Two double glazed windows. West facing. Satellite point. Generous space for bed and wardrobes.

Required Information

Length of lease: 997 Years Remaining

Annual service charge: £2,700

Annual ground rent: £0

Council tax band: B

Draft version:

Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



SECOND 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	74	74
(55-68) D		
(39-54) E		
(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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