



PEAR  
PROPERTIES



Parkfield Road, Worthing

Offers Over £274,000



## Parkfield Road, Worthing

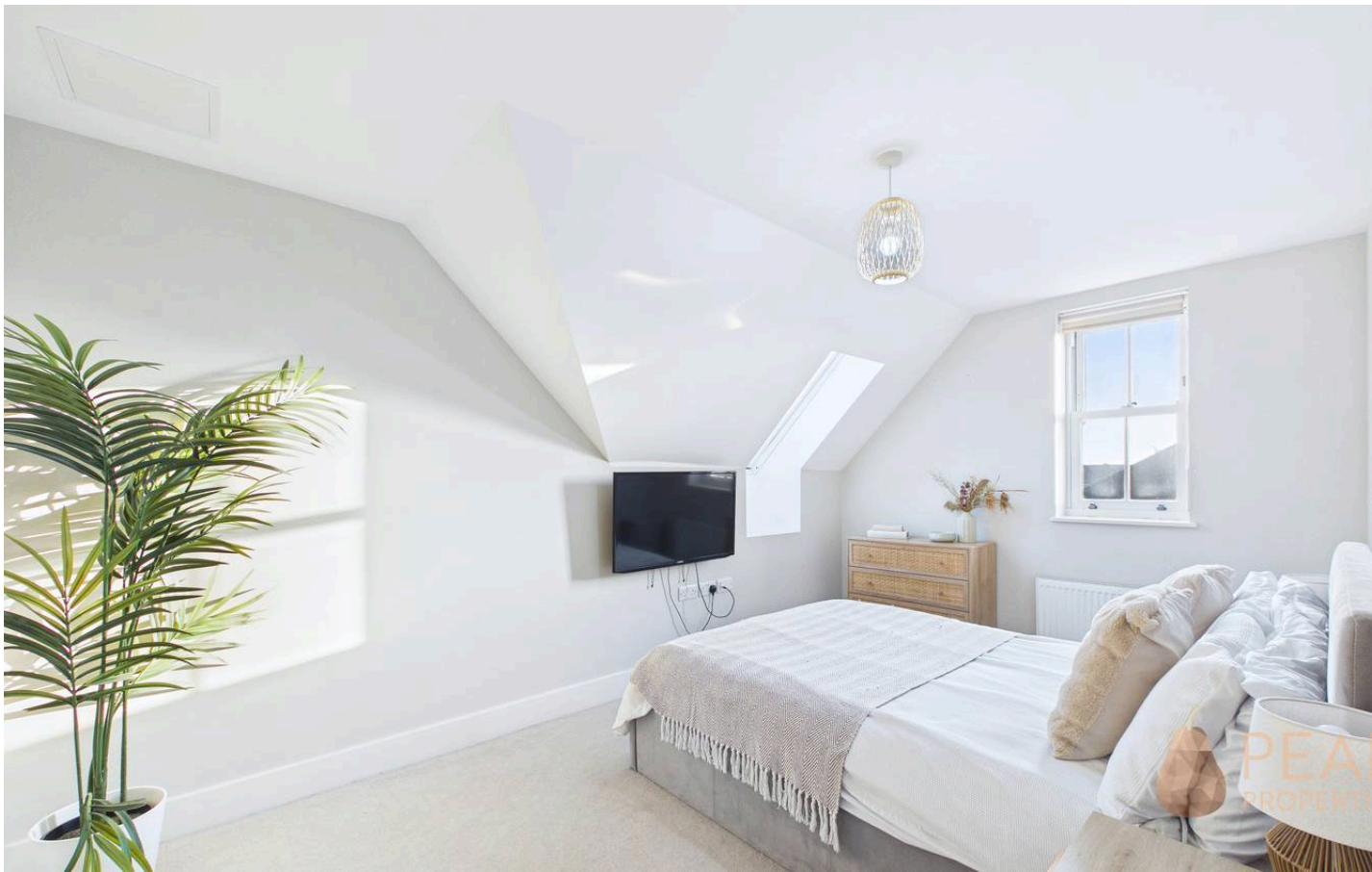
Modern top floor apartment with 2 double bedrooms (en-suite to main), open plan living, lift, parking. Close to shops and West Worthing station. Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Modern Top Floor Apartment With Balcony
- Two Double Bedrooms
- Modern Fitted Bathroom & En-suite
- Spacious Open Plan Living Room / Kitchen
- Kitchen With Integrated Appliances
- One Allocated Parking Space & Bike Storage
- Recently Developed in 2019
- Communal Lift & Entry Phone System



#### **Bedroom One**

14' 8" x 9' 1" (4.47m x 2.78m)

Dual aspect double bedroom, with en-suite shower room

#### **Bedroom Two**

11' 7" x 9' 9" (3.52m x 2.97m)

Good sized second double bedroom

#### **Bathroom**

5' 8" x 7' 3" (1.73m x 2.20m)

Modern partially tiled bathroom comprising bath with over bath shower, WC, hand wash basin and heated towel rail

#### **En-suite**

5' 8" x 5' 4" (1.72m x 1.63m)

Modern partially tiled en-suite comprising shower cubicle, WC, hand wash basin and heated towel rail

#### **Open Plan Kitchen / Living Room**

19' 2" x 11' 6" (5.85m x 3.50m)

Bright open plan living room / kitchen with access to balcony. Modern fitted kitchen with a range wall and base units, integrated oven/hob, fridge / freezer and dishwasher.

#### **Hallway**

Spacious hallway, with storage cupboard currently housing the washing machine and boiler



**BALCONY**

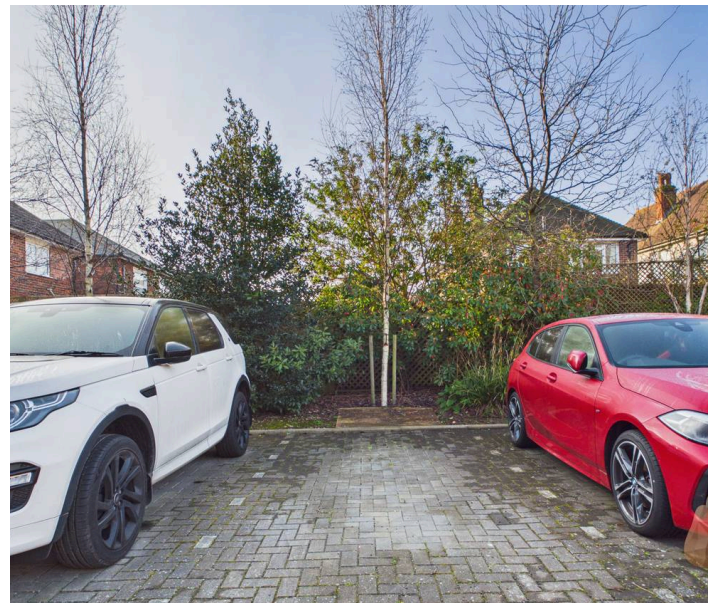
6' 1" x 2' 5" (1.85m x 0.73m)

East facing balcony

**ALLOCATED PARKING**

1 Parking Space

One allocated parking space





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

58.9 m<sup>2</sup>  
634 ft<sup>2</sup>

**Balconies and terraces**

1.3 m<sup>2</sup>  
14 ft<sup>2</sup>

**Reduced headroom**

0.7 m<sup>2</sup>  
7 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





# Pear Properties

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