



PEAR
PROPERTIES



Newland Road, Worthing
Worthing

Guide Price £180,000



Newland Road

Worthing, Worthing

Spacious two-bedroom maisonette with private entrance near Worthing centre and station. Bay fronted living room, extended lease, chain free. Needs modernisation. Virtual tour available. Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Upper Ground & Top Floor Maisonette
- Bay Fronted Living Room
- Two Double Bedrooms
- Fitted Kitchen
- Located Close To Worthing Town Centre & Train Station
- Private Entrance
- In Need Of Modernisation
- Please Take A Look At Our Virtual Tour
- Extended Lease On Completion
- Chain Free



Living Room

10' 7" x 12' 10" (3.22m x 3.92m)

Spacious bay fronted room.

Kitchen

8' 9" x 11' 0" (2.67m x 3.36m)

Fitted kitchen with a range of wall and base units, integrated oven/hob and space for other appliances.

Bedroom One

A fantastic master bedroom with original exposed floorboards.

Bedroom Two

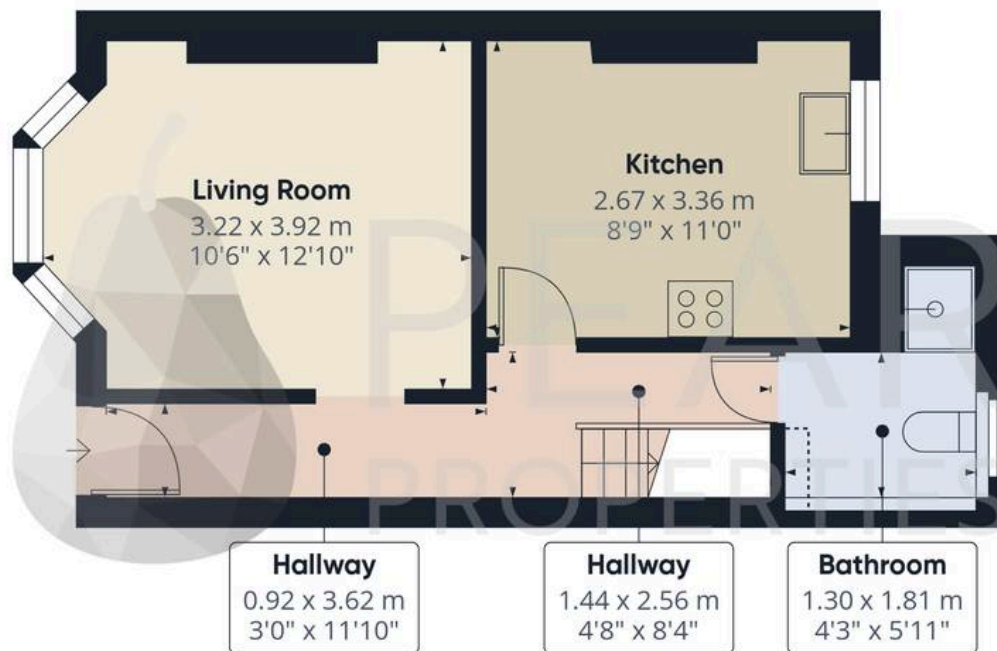
8' 10" x 11' 0" (2.70m x 3.36m)

A further good size double bedroom with built in cupboard.

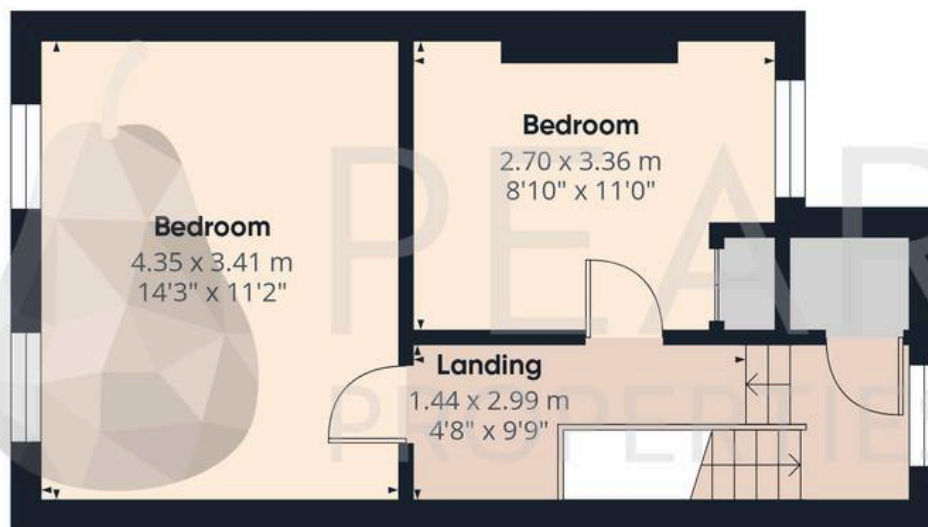
Bathroom

A partially completed tiled bathroom suite comprising walk in shower cubicle, WC, wash hand basin.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

59.7 m²
643 ft²

Reduced headroom

0.1 m²
1 ft²

(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.

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Pear Properties

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