



West Buildings, Worthing, BN11 3BS
£245,000



Property Type: Flat

Bedrooms: 3

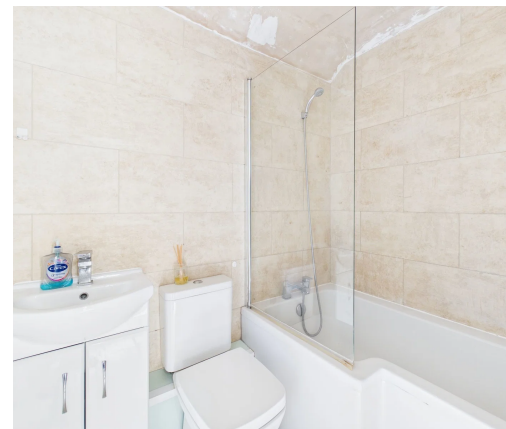
Bathrooms: 1

Receptions: 1

Council Tax Band: A

- First & Second Floor Maisonette
- Three Bedrooms
- Sea Views
- Modern Fitted Kitchen
- Private Balcony
- New Lease Upon Completion
- Seafront Location
- Less Than 100 Metres From The Seafront
- Close To Local Shops, Amenities & Mainline Train Station
- No Ongoing Chain

We are delighted to offer for sale this rarely available and well situated first and second floor maisonette, located moments away from Worthing seafront and close to local shops, amenities and mainline train station. The property spans over two floors and boasts three bedrooms, modern open plan kitchen/diner, fitted bathroom, sea views, private balcony area and sold with no ongoing chain.





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Internal The private entrance opens into an entrance lobby with stairs leading to the first floor, which comprises the principle living space. The open plan kitchen/diner area measures a generous 10'10" x 14'11" and boasts sea views with the easterly aspect large windows. The modern kitchen area has been fitted with an array of white gloss modern handleless wall and floor mounted units, topped with dark laminate worktops to create a smart finish. The bedroom on this floor faces west and can comfortably fit a large double bed alongside various other free standing furniture. The bathroom has been fitted with a three piece suite including a bath with shower overhead, toilet and hand wash basin. The private west facing balcony is accessed via this floor. The second floor comprises of two further double bedrooms with the largest room measure 8'7" x 15'0".

External The apartment offers sea views and benefits from a private balcony area, perfect for a set of outdoor table and chairs to enjoy the afternoon sun.

Situated In the heart of Worthing town centre, this highly desirable seafront location allows easy access to a wide range of shops, pubs, restaurants and leisure facilities. Worthing seafront promenade can be found less than 100 metres from the property, the perfect place to enjoy some fish and chips or an ice cream by the sea. Worthing Central line railway station is approximately 1km and offers links to both London and Brighton. West Worthing station is approximately 1.6km away. If you should prefer to travel by bus you also have good access to a range of bus routes which will take you to the near by districts.

Tenure Leasehold

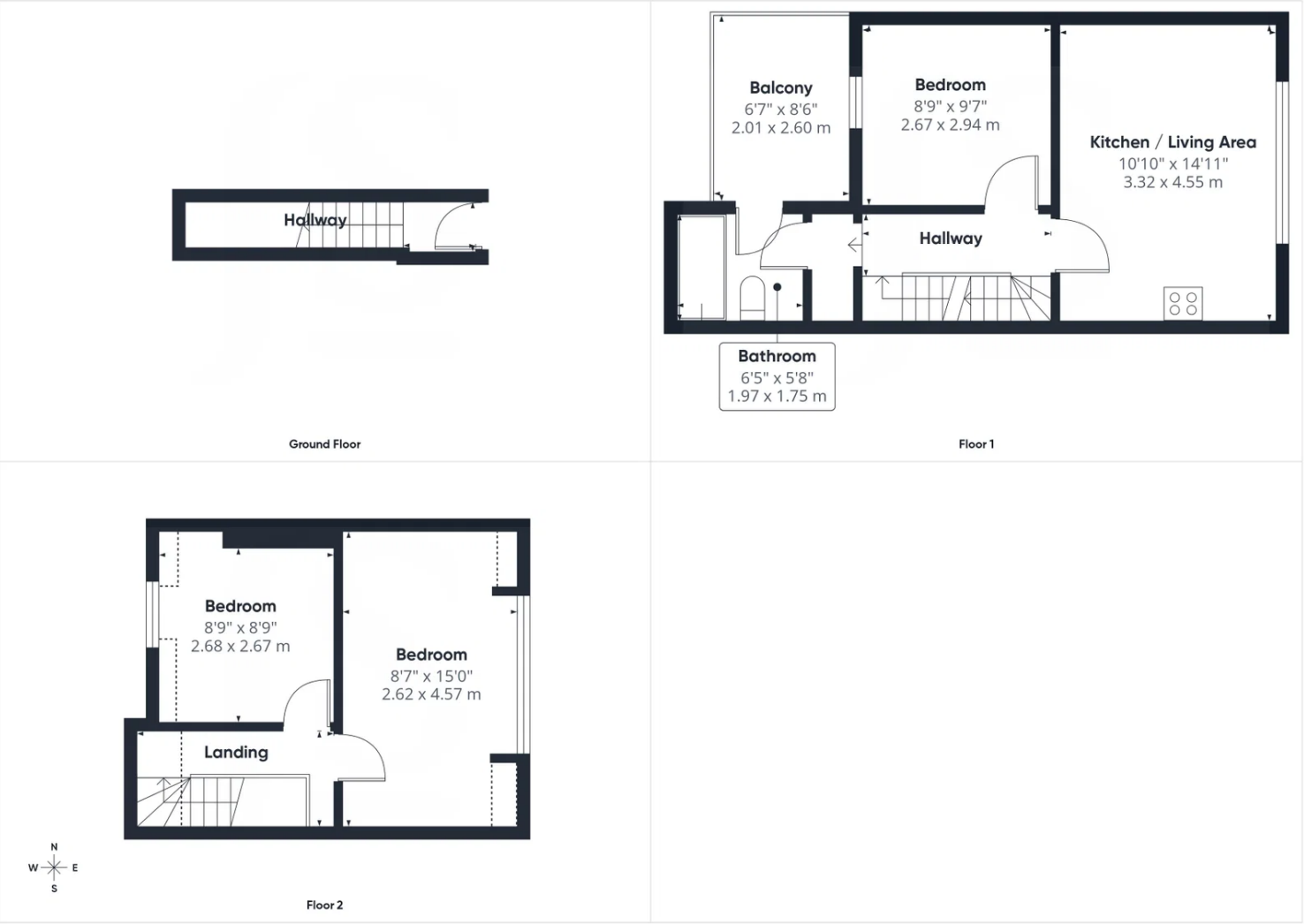
Lease Length 125 Year Lease Upon Completion

Maintenance £240.92 Per Annum

Ground Rent £75 Per Annum

Council Tax Band A





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Whilst we endeavour to make our properties particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.