



PEAR  
PROPERTIES

Winslar, Ladybower Road  
Worthing

Offers Over £250,000





## Flat 16

Winslar, Worthing

Modern two bedroom first floor apartment (built 2023) with balcony, en-suite, lift, allocated parking, communal gardens, playpark, and high-quality finishes in a sought-after development.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Modern First Floor Apartment Built In 2023 - Remainder Of 10 Year Guarantee
- Bright Throughout & Balcony With South Aspect
- Two Spacious Double Bedrooms
- Open Plan Kitchen/ Living Room
- Fitted Bathroom & Additional En-Suite
- Allocated Parking Space & Lift Access
- Fitted Kitchen With Integrated Appliances
- Popular Development With Children's Playpark & Gardens
- Please Take A Look At Our Virtual Tour & Walk Through Video
- Vendor Suited To Vacant, End Of Chain Property



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

26' 3" x 9' 11" (7.99m x 3.03m)

Spacious and bright open plan living room/kitchen with direct access to balcony.

### **Bedroom One**

8' 10" x 14' 6" (2.69m x 4.41m)

Bright double bedroom with access to en-suite shower room.

### **Bedroom Two**

9' 0" x 13' 6" (2.75m x 4.12m)

Good sized second bedroom with space for wardrobes.

### **Bathroom**

6' 8" x 7' 1" (2.03m x 2.15m)

Partially tiled modern fitted bathroom comprising bath with over bath shower, WC, hand wash basin and heated towel rail

### **En-Suite**

8' 10" x 4' 1" (2.68m x 1.25m)

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

### **Kitchen**

9' 9" x 7' 0" (2.96m x 2.14m)

Modern fitted kitchen with a range of base and wall units and integrated appliances.





## BALCONY

9' 4" x 5' 5" (2.84m x 1.66m)

Balcony with space for bistro table and chairs

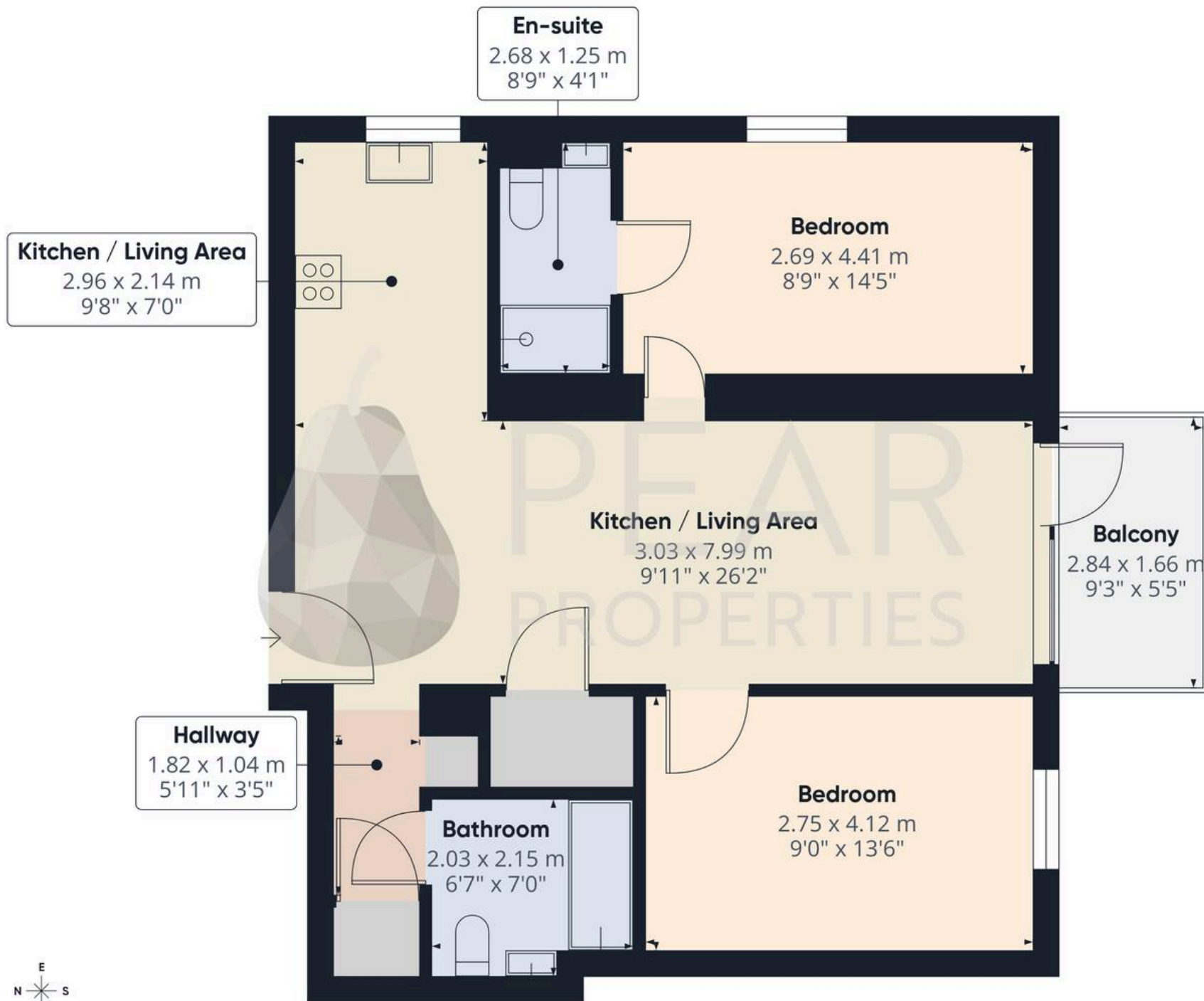
## ALLOCATED PARKING

1 Parking Space

One allocated parking space







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

66.2 m<sup>2</sup>

712 ft<sup>2</sup>

**Balconies and terraces**

4.6 m<sup>2</sup>

50 ft<sup>2</sup>

(1) Excluding balconies and terraces

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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