



Flat 16, Park Lodge Park Road, Worthing, BN11 2BB  
Guide Price £250,000

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A two bedroom, two bathroom second floor apartment benefiting from an allocated parking space in a gated residence located in central Worthing. Briefly the accommodation comprises: entrance hall, living room, kitchen, two bedrooms, bathroom and ensuite to bedroom one. Externally there is an allocated parking space located to the rear of the building. Further benefits include, double glazing, underfloor heating, residence passenger lift and a remainder of 999 year lease. The property is conveniently situated within close proximity of Worthing Town Centre, seafront, amenities and local transport routes.

- Central Worthing
- Allocated Parking Space
- Two bedrooms
- Bathroom and Ensuite
- Living Room
- Separate Kitchen
- Remainder of 999 year lease
- Passenger Lift
- Close to Shops, Hospital and Local Transport









### Communal Entrance

Secure door with stairs of passenger lift to:

### Third Floor

Hallway with private door to:

### Entrance hall

Electrical consumer unit. Storage cupboard. Double fronted airing cupboard with wall mounted combination boiler supplying gas central heating and hot water. Underfloor heating. Thermostat.

### Living Room

4.34m x 3.58m (14'3 x 11'9)

Dual aspect. Two double glazed windows. Underfloor heating. Double doors to:

### Kitchen

3.58m x 1.70m (11'9 x 5'7)

Work surface having inset 1 1/2 bowl stainless steel sink with mixer tap and draining board. 4 ring gas hob with extractor cooker hood over. Neff appliances including: Fitted oven, integrated washer/dryer, fridge/freezer and dishwasher. Matching range of cupboards, drawers

and eye level wall units. Tiled splashback and floor. Inset ceiling spotlights. Underfloor heating.

### Bedroom One

3.89m x 3.18m (12'9 x 10'5)

Double glazed window. Underfloor heating. Built-in double wardrobe with shelving and hanging rail. Door to:

### Ensuite

White suite comprising step in shower tray with glazed sliding door, overhead shower and mixer tap. Vanity unit with wash hand basin and mixer tap, cupboards below and concealed cistern wc. Tiled floor and walls. Ladder style towel radiator. Extractor fan. Underfloor heating.

### Bedroom Two

3.58m x 2.03m (11'9 x 6'8)

Double glazed Velux window. Underfloor heating.

### Bathroom/WC

White suite comprising panelled bath and mixer tap. Vanity unit with wash hand basin and mixer tap, cupboards below and concealed cistern wc. Tiled floor and walls. Ladder style towel radiator. Extractor fan. Underfloor heating.

### Outside

### Allocated Parking

Located to the rear of the building. One allocated parking space (number 16).

### Bike Store

Located to the rear of the building.

### Lease Length and Council Tax Band

Length of lease: Remainder of 999 years

Annual service charge: £3,161.58 per annum

Service charge review period: TBC

Annual ground rent: £200 per annum

Ground rent review period: TBC

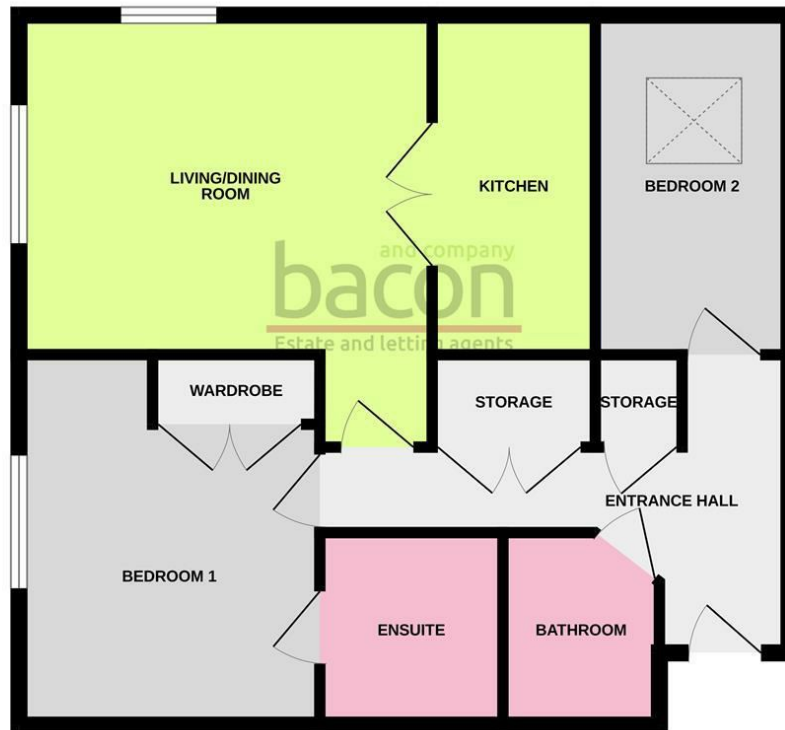
Council tax band: Band C

Draft version: 1

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



THIRD FLOOR  
640 sq.ft. (59.4 sq.m.) approx.



TOTAL FLOOR AREA : 640 sq.ft. (59.4 sq.m.) approx.  
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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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 confirm their condition or working order.



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