



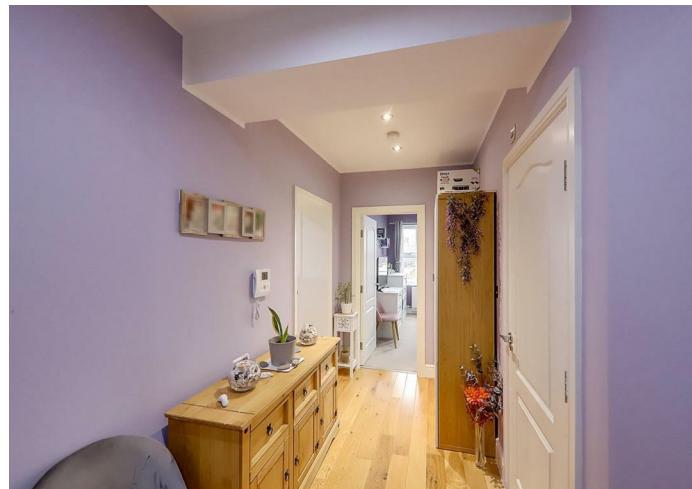
Flat 1, 23a Chapel Road, Worthing, BN11 1EG
Guide Price £170,000



A well presented and deceptively spacious first floor, one bedroom flat, situated in Worthing Town Centre. Briefly the accommodation comprises: spacious split level entrance hall, lounge/kitchen, double bedroom and modern bathroom/wc. Further benefits include double glazing and gas central heating. The property is well positioned being within close proximity to local shops, popular transport routes, railway station and amenities.

- Central Worthing
- First Floor
- Contemporary Throughout
- Double Bedroom
- Modern bathroom/wc
- Open Lounge/Kitchen
- Moments from local shops
- Popular transport routes





Communal Entrance

Secure door with stairs leading to first floor.

Private door to:

Entrance Hall

Split level. Secure video entry telephone system. Recessed storage cupboard. Inset ceiling spotighting.

Lounge/Kitchen

5.61m x 3.81m (18'5 x 12'6)

Double glazed window to West. Radiator. Inset ceiling spotighting. Storage cupboard housing combination boiler supplying gas central heating and hot water.

Roll edge work surface having inset single drainer stainless steel sink with extendable hose mixer tap and draining board. 4 ring gas hob

with extractor cooker hood over. Fitted fan oven. Space and plumbing for washing machine. Space for tall fridge/freezer. Matching range of contemporary gloss white cupboards, drawers and eye level wall units. Tiled splashback.

Bedroom

3.89m x 3.28m (12'9 x 10'9)

Dual aspect. Three double glazed windows. Radiator. Inset ceiling spotighting.

Bathroom/wc

Fully tiled walls and floor. Panelled bath with glazed shower screen, mixer tap and shower attachment. Wall mounted vanity unit with wash hand basin, mixer tap and cupboards below. Concealed cistern wc. Mirrored medicine cupboard. Ladder style towel radiator. Inset ceiling spotighting. Extractor fan. Double glazed window.

Tenure and Lease Information

Length of lease: 117 years remaining

Annual service charge: £1964.28

Service charge review period: TBC

Annual ground rent: £250 per annum

Ground rent review period: TBC

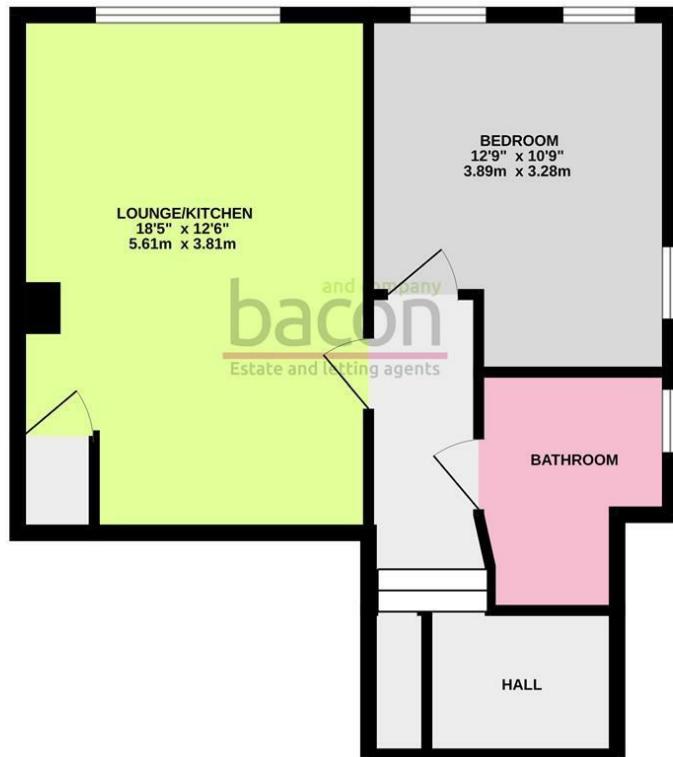
Council tax band: Band A

Draft version: 1

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



FIRST FLOOR
484 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA: 484 sq.ft. (45.0 sq.m.) approx.
Whilst every attempt is made to ensure the accuracy of the floor plan, all measurements of doors, windows, rooms and any other items are approximate. 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) A		
(81-91) B	76	76
(69-80) C		
(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	

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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