



Flat 16 10-12 Farncombe Road, Worthing, BN11 2BE  
Guide Price £160,000

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A contemporary and recently modernised studio apartment located in central Worthing allowing versatile living arrangement. The accommodation is presently arranged as having a living/kitchen area, bedroom area and shower room/wc. Externally there is an off road unallocated residents car park. The property is within close proximity to shops, restaurants, seafront, hospital and local transport links including Worthing mainline railway station and popular bus routes. CHAIN FREE.

- CHAIN FREE
- Versatile Studio Apartment
- Contemporary Finish Throughout
- Modern Kitchen
- Modern Shower Room/wc
- Bedroom Area
- Unallocated Residents Car Parking
- Long Lease
- Close to Worthing Town Centre, Hospital, Seafront





### Communal Entrance

Secure door to communal hallway with stairs to second floor. Private door to:

### STUDIO APARTMENT

7.21m x 4.80m max (23'8 x 15'9 max)

### Living/Kitchen Area

Work surface comprising single drainer stainless steel sink with swan neck mixer tap and draining board. 2 ring 'Lamona' induction hob with concealed extractor cooker hood over. Fitted oven. Space and plumbing for washing machine and slimline dishwasher. Space for tall fridge/freezer. Tiled splashback. Excellent range of contemporary cupboards, drawers and matching eye level wall units.

Double glazed window. Electric radiator. Built in storage cupboard. Telephone entry system.

### Bedroom Area

Double glazed window. Electric radiator.

### Shower Room

Step in shower tray with glazed shower screen and 'Triton' shower. Vanity unit comprising wash hand basin, mixer tap and cupboard below. Concealed cistern wc. Ladder style towel radiator.

### Off Road Parking

Unallocated communal carpark arranged on a first come, first serve basis.

### Lease Information and Council Tax Band

Length of lease: 165 years remaining

Annual service charge: Approximately £1,750 per annum

Service charge review period: TBC by seller

Annual ground rent: Nil

Ground rent review period: TBC by seller

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.



SECOND FLOOR  
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 398 sq.ft. (37.0 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) A			
(81-91) B			
(69-80) C			
(55-68) D			59
(39-54) E	40		
(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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