



135 Park Road, Worthing, BN11 2AP
Guide Price £200,000

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A one bedroom ground floor garden flat located on the edge of Worthing Town Centre and opposite Homefield Park. The property is being sold with no onward chain and consists of a communal entrance, reception hall, lounge/dining room, kitchen, double bedroom, bathroom/w.c, cellar, private garden and allocated parking space.

- Ground Floor Flat
- Private Rear Garden
- Double Bedroom
- Sash & D/Glazed Windows
- Gas Central Heating
- Cellar
- Allocated Parking Space
- No Onward Chain





Shared Entrance

Communal front door to the communal hallway. Private door to flat.

Reception Hall

5.49m x 0.91m (18'0 x 3'0)
Doors to all rooms.

Lounge

5.16m x 3.89m (16'11 x 12'9)
Dual aspect via an East facing sash window and North aspect sash bay window. Decorative fireplace with tiled hearth, surround and mantle over. Two radiators. Stripped and stained wood floorboards. Cornice ceiling with ceiling rose.

Kitchen

4.01m x 2.01m (13'2 x 6'7)
Comprising of a single drainer sink unit having

mixer taps and storage cupboard below. Areas of roll top work surface offering additional cupboards and drawers under. Matching shelved wall units. Space for cooker and further appliances. Part tiled walls. Radiator. Wood effect vinyl flooring. Levelled and coved ceiling. South aspect double glazed window and door to garden. Built in larder cupboard housing the homes central heating boiler and with a double glazed window.

Bedroom

3.99m x 2.84m (13'1 x 9'4)
Two East aspect double glazed windows. Radiator. Display alcove. Stripped and stained wood floorboards. Hatch to cellar.

Bathroom/W.C

Suite comprising of a panelled bath with mixer

taps having shower attachment and shower screen over. Pedestal wash hand basin with mixer taps. Push button w.c. Tiled walls. Radiator. Storage cupboard. Tile effect vinyl flooring. Coved and textured ceiling. Obscure glass double glazed windows.

Cellar

Divided into three areas measuring 13'0 x 6'1, 11'0 x 7'9 and 9'0 x 5'10.

Rear Garden

Private South aspect courtyard style rear garden.

Parking

The flat comes with its own parking space to the rear of the building and adjoining the garden area. Wooden storage shed.

Council Tax

Council Tax Band A



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 misstatement. This plan is for illustrative purposes only and should be done 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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



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