



262 Dominion Road, Worthing, BN14 8JJ  
Guide Price £165,000

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We are delighted to offer for sale this ONE DOUBLE BEDROOM GROUND FLOOR APARTMENT, positioned in this popular Broadwater location close to local amenities with the added benefit of being sold CHAIN FREE, the property REQUIRES MODERNISATION THROUGHOUT, but is a perfect opportunity to put your own stamp on a property.

In brief the property comprises of two separate entrances, one leading in a spacious lounge area, the other leading into a fitted kitchen with a range of units & space for utilities, there is also a double bedroom & a separate toilet & shower cubicle, the property benefits from some outside space to the front which is dwarf wall enclosed & allocated parking.

Call now to arrange your viewing!

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- One Bedroom Apartment
- Ground Floor
- Fitted Kitchen
- Close To Local Amenities
- Modernisation Required Throughout
- Double Bedroom
- Spacious Reception Room
- Chain Free



### Kitchen

3.66m x 2.13m (12'8 x 7'10)

Vinyl flooring, PVCU double glazed door, two PVCU double glazed windows, roll edge laminate work surfaces with cupboards below and matching eye level cupboards, space for oven, space for washing machine, space for freestanding fridge freezer, inset one and a half bowl stainless steel single drainer sink unit, single radiator, various power points, textured ceiling.

### Inner Hallway

4.57m x 0.61m (15'5 x 2'9)

Carpeted floor, single radiator, access to under stairs storage, textured ceiling.

### WC

1.52m x 0.61m (5'9 x 2'10)

Vinyl flooring, low flush WC, hand wash basin with tiled splashback, PVCU double glazed window, extractor fan, textured ceiling.



### Shower

0.61m x 0.61m (2'9 x 2'8)

Integrated shower cubicle being fully tiled and having a wall mounted Triton electric shower, extractor fan, textured ceiling.

### Bedroom

3.35m x 3.35m at maximum measurements (11 x 11 at maximum measurements)

Carpeted floor, various power points, single radiator, PVCU double glazed window, wall mounted Worcester combination boiler, fitted storage cupboards with various shelving units, textured ceiling.

### Lounge

4.27m x 3.05m at maximum measurements (14'9 x 10'5 at maximum measurements)

Laminate flooring, two radiators, various power points, PVCU double glazed window, composite front door, textured ceiling.



### Externally

Allocated parking.

### Front Garden

Mainly laid to lawn with various mature shrub and plant borders, dwarf wall enclosed.

### Lease Information

Lease : 74

Maintenance : 50/50 split as & when required  
- FF & GF

Ground Rent : £100pa

### Council Tax

Band A



GROUND FLOOR  
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 451 sq.ft. (41.9 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>		
(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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