



FFF 19 Warwick Gardens, Worthing, BN11 1PF
Price £225,000

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An opportunity to purchase this freehold two double bedroom chain free first floor apartment in highly sought after Warwick Gardens in Central Worthing. The apartment offers spacious accommodation comprising communal entrance, private front door with stairs rising to a split level hallway, impressive 17'x 16'max lounge dining room, kitchen, cloakroom/Wc, two double bedrooms. shower room/Wc. The apartment benefits from a 16' boarded loft space with skylight and spotlights. Internal viewing is recommended.

- First Floor Freehold Flat
- Chain Free
- Two Double Bedrooms
- Spacious Lounge/Dining Room
- Cloakroom/Wc
- Shower Room / Wc
- Loft Space
- Central Location



Front door opening to the communal entrance;

Communal Entrance Hall

Private front door with staircase rising to the first floor.

Split Level Hallway

Access hatch with pull down ladder to loft space.
Security entry phone. Wall mounted electric heater.

Cloakroom/WC

Low level flush WC and wall mounted wash hand basin.
Sash window.

Lounge / Dining Room

5.34×4.95 (17'6"×16'2")
Sash bay windows. Additional sash window with secondary glazing. Fireplace with decorative tile insert and wooden surround. Decorative coving and picture rail.

Kitchen

2.77×2.62 (9'1"×8'7")
Work surfaces with cupboards and drawers fitted under. Inset single drainer sink unit. Wall cupboards and shelves. Space for cooker washing machine and fridge freezer. Part tiled walls.. Double glazed window.

Bedroom One

4.04×4.09 into bay (13'3"×13'5" into bay)
Fireplace surround. Built in cupboard. Decorative coving and picture rail. Sash bay windows with secondary glazing. Wall mounted electric heater.

Bedroom Two

3.69×3.23 into bay (12'1"×10'7" into bay)
Sash bay windows. Picture rail. Fireplace surround. Wall mounted electric heater.

Shower Room / WC

2.75×1.71 (9'0"×5'7")
Step in shower cubicle with glass doors, pedestal wash hand basin and low level flush Wc. Double Glazing Man part tile walls. Built-in cupboards.

Loft Space

5.05 x 3.94 (16'6" x 12'11")
Accessed from the hallway from a pull down ladder. The space is carpeted with spotlights and a skylight window.

Required Information

Freehold Flat

Council tax band: B

Draft version: 1

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

GROUND FLOOR



1ST FLOOR



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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		69
(55-68) D		
(39-54) E	45	
(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



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