



Flat 1, 31 Eriswell Road, Worthing, BN11 3HP

Price £275,000

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Two bedroom converted ground floor apartment with private West facing rear garden. Situated in the heart of Worthing town centre with local shops being just at hand and within easy walking distance of Worthing seafront and promenade. Occupying the whole of the ground floor and being just one of two apartments forming part of this period property. The accommodation briefly comprises: entrance hall, lounge, two bedrooms, modern fitted kitchen and refitted modern bathroom/wc. The property also benefits from gas fired central heating and double glazed windows. Externally there is a walled front garden and a delightful West facing rear garden with pedestrian access.

- Worthing Town Centre
- Ground floor flat
- Private West Garden
- Two bedrooms
- Modern fitted kitchen
- Modern fitted bathroom/wc
- Gas fired central heating
- Close shops and seafront





Front door leading to communal entrance hall.
Private front door leading to:

Entrance Hall

Understairs storage cupboard.

Lounge

4.27m x 3.35m (14'8 x 11'7)

Double glazed windows. Radiator. Cornice ceiling.

Kitchen

3.05m x 2.74m (10'2 x 9'9)

Part tiled in attractive ceramics. Modern refitted kitchen comprising of work surfaces with inset single drainer stainless steel sink unit with mixer taps. Range of base units comprising of cupboards and drawers. Fitted oven with four ring gas hob above. Chimney style extractor above. Space and plumbing for washing machine. Space for fridge and freezer. Matching eye level wall units. Recessed ceiling spotlighting. Double



glazed door leading out to garden. Inner hall from kitchen area with radiator.

Bedroom 1

3.05m x 3.05m (10'7 x 10'2)

Double aspect with double glazed windows. Radiator.

Bedroom 2

3.96m max x 2.74m (13'2 max x 9')

13'2 max into alcove. Fitted double wardrobe. Radiator. Double glazed window.

Bathroom/wc

Fully tiled in attractive ceramics. Modern refitted white suite comprising of panelled bath with chrome shower over with oversize showerhead and handheld shower. Glazed shower screen. Boxed in close coupled WC with matching vanity unit having wash hand basin and storage cupboards under. Double glazed window.



Recessed ceiling spotlighting. Chrome heated towel rail. Touch control mirror with light. Extractor fan.

Front Garden

Walled front garden.

West Facing Rear Garden

Private West facing garden. Well secluded with 6 foot fencing to 2 sides. Full width patio area. Remainder laid to lawn. Outside water tap. Side wooden gate giving pedestrian access.

Required Information

Length of lease: 113

Annual service charge: £1,995

Annual ground rent: £150

Council tax band: A

Draft version:

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



GROUND 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 misstatement. 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		75
(55-68) D	66	
(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



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