



9 Downview Road, Worthing, BN11 4QN
Guide Price £189,950

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First floor converted one bedroom freehold flat situated in this delightful area of West Worthing being close to seafront, shops and mainline railway station. The accommodation briefly comprises: entrance hall, 17' West facing lounge/diner, kitchen, double bedroom and modern bathroom/wc. The property also benefits from gas fired central heating and double glazing.

- One Bedroom
- First Floor Freehold Apartment
- Period Conversion
- West Worthing Location
- 17ft Living Room
- Double Glazed Windows
- Gas Central Heating





Part glazed communal front door leading to communal entrance hall with stairs leading to :

FIRST FLOOR

Private front door leading to:

ENTRANCE HALL

Recessed storage cupboard. Radiator. Access to loft space.

LOUNGE/DINER

5.18m x 3.05m (17' x 10')

Double glazed window. Radiator.

KITCHEN

2.95m x 2.74m (9'8 x 9')

Part tiled. Comprising of roll top work surfaces with inset single drainer stainless steel sink unit. Range of base units comprising cupboards and drawers. Matching eye level wall units with



concealed lighting under. Fitted electric oven and electric hob with concealed extractor above. Space and plumbing for washing machine. 'Alpha' wall mounted gas fired boiler. Space for tall fridge/freezer. Double aspect with double glazed windows and double glazed door leading to outside with steps leading down to ground floor outside.

BEDROOM

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

Double glazed window. Radiator. Built in storage cupboard.

BATHROOM/WC

Fully tiled shower area. Modern white suite comprising paneled bath with mixer taps/shower attachment. Glazed shower screen. Vanity unit with wash hand basin with



cupboard under. Double glazed window. Radiator. Heated chrome towel rail.

Required Information

Tenure: Freehold

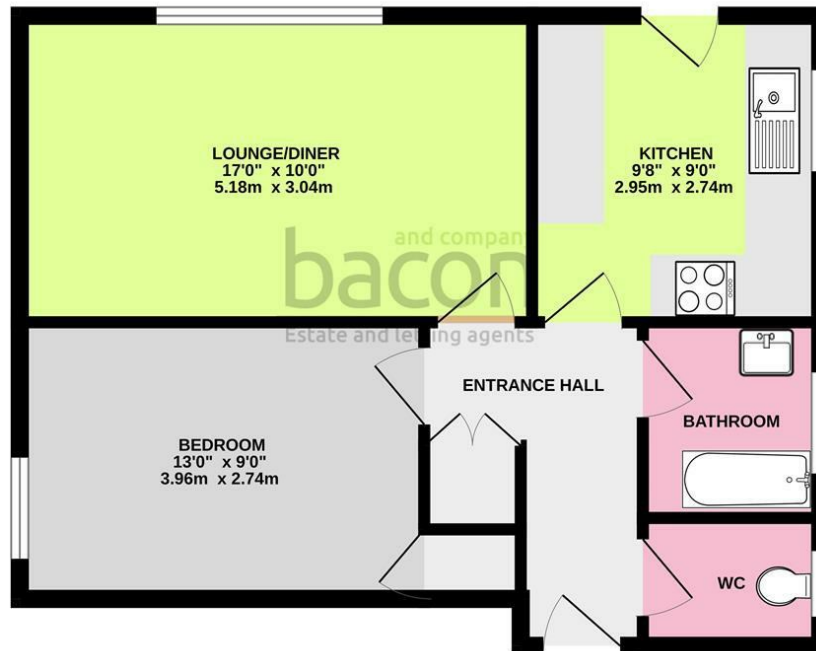
Council tax band: Band A

Version: 1

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



FIRST FLOOR



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		78
(55-68) D	64	
(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 confirm their condition or working order.



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