



Old Coach House Belsize Close, Worthing, BN11 4RF
Guide Price £75,000



**** Cash buyers only please ****

We are delighted to offer for sale this ground floor one double bedroom apartment with the added benefit of a shared courtyard space to the rear & parking available on site.

The property itself is a fantastic investment opportunity, requiring full modernisation which gives the opportunity to not only add value but make it your own.

- No Chain
- One Double Bedroom
- Fitted Kitchen & Bathroom
- Electric Heating
- Communal Courtyard Garden
- Parking Available
- Close To Local Amenities
- Double Glazing

Entrance Hallway

4.83m x 1.93m (15'10 x 6'4)

Carpeted flooring, two fitted storage cupboards, one having a hanging rail & further cupboard above, one housing factory lagged hot water cylinder & slatted shelving, wall mounted cupboard housing electric meter & fuseboard.

Bedroom

4.55m x 3.38m (14'11 x 11'1)

Carpeted flooring, wall mounted night storage heater, fitted double wardrobe having various hanging rails & shelving, double glazed window.

Lounge

4.55m x 4.32m (14'11 x 14'2)

Carpeted flooring, wall mounted night storage heater, double glazed window.

Kitchen

4.55m x 1.96m (14'11 x 6'5)

Vinyl tile effect flooring, roll edge laminate work surfaces with cupboards below & matching eye level cupboard, space for oven, space for fridge freezer, inset stainless steel single drainer sink unit with hot & cold tap, double glazed window.

Bathroom

2.51m x 1.96m (8'3 x 6'5)

Carpeted flooring, panel enclosed bath with hot & cold tap, low flush WC, hand wash basin with hot & cold tap, double glazed window.

Lease Information

Lease Term - 47 Years

Maintainance - TBC

Ground Rent - TBC

Council Tax

Band A

Externally

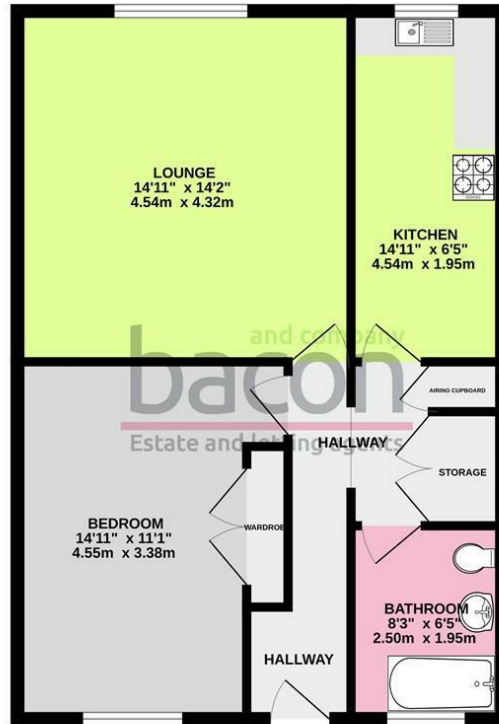
Communal Courtyard

Communal shared courtyard garden to the rear of the development.

Communal Parking

Private Parking Available

GROUND FLOOR
619 sq.ft. (57.5 sq.m.) approx.



TOTAL FLOOR AREA: 619 sq.ft. (57.5 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) A		
(81-91) B		
(69-80) C		79
(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



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