



Flat 2, 20 Cowper Road, Worthing, BN11 4PD
Guide Price £225,000



A well presented first floor, two double bedroom flat located in the sought after Poets district of Central Worthing and benefitting from Share of Freehold and gas central heating. The accommodation briefly comprises: entrance hall, living/dining room, kitchen/breakfast room, two double bedrooms and bathroom/wc. Externally there is use of a communal garden to front. Further benefits include some original features such as a cast iron tiled decorative fire place and glazed sash windows. The property is located close to Worthing Town Centre, shops, amenities and local transport routes including bus services and Worthing Mainline Railway Station. CHAIN FREE.

- CHAIN FREE
- Popular Poets District Location
- Two Double Bedrooms
- First Floor
- Share of Freehold
- Recently Decorated and Carpeted Throughout
- Gas Central Heating
- Some Original Features
- Maintenance as and when
- Close to Worthing Town Centre





Communal Entrance

Solid timber door and stain glass window to side opening into

Communal Hallway

Stairs to 1st floor with private door to:

Entrance Hall

Electrical consumer unit. Doors to all rooms.

Living/Dining Room

4.09m x 3.76m (13'5 x 12'4)

Glazed sash windows to front with window ledge planters outside. Radiator. Decorative and feature cast iron fireplace with tiled inset. Wall lighting.

Kitchen/Breakfast Room

4.01m x 2.77m (13'2 x 9'1)

Roll edge work surface having inset single draining stainless steel sink with Swan neck mixer tap and draining board. Four ring gas cooker with extractor fan over. Fitted 'Zanussi' oven. Space and plumbing for



washing machine. Space for fridge/freezer. Matching range of cupboards, drawers, and eye level wall units. Wall mounted 'Worcester' combination boiler supplying gas central heating and hot water. Glazed sash window to front. Radiator. Further glazed sash window to side. Space for breakfast table.

Bedroom One

4.32m max x 3.40m (14'2 max x 11'2)

Single glazed sash window to side. Radiator. Recessed open wardrobe with shelving and hanging rail.

Bedroom Two

3.38m x 3.25m (11'1 x 10'8)

Two single glazed sash windows. Radiator.

Bathroom/wc

White suite comprising panelled bath with mixer taps and shower attachment. Pedestal wash hand basin with mixer tap. Close coupled WC. Inset ceiling spotlighting. Fully tiled walls. Ladder style towel radiator. Extractor fan.



Outside

Communal Garden

Located to the front and well maintained with borders of mature plants and bushes. Majority being paved for ease and maintenance.

Tenure and Lease Information

Tenure: Share of Freehold

Length of lease: 986 years remaining

Annual service charge: As and When

Service charge review period:

Annual ground rent: Zero

Ground rent review period:

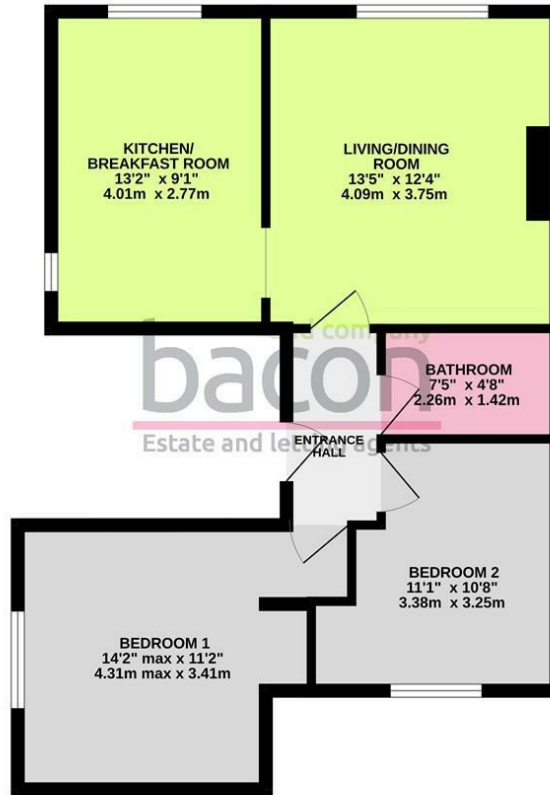
Council tax band: Band B

Draft version: 1

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



FIRST FLOOR
560 sq.ft. (52.0 sq.m.) approx.



TOTAL FLOOR AREA: 560 sq.ft. (52.0 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	75	80
(55-68) D		
(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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