



TFF, 3 Harrow Road, Worthing, West Sussex, BN11 4RB

Asking Price £235,000

A spacious & well presented two bedroom first floor apartment located within this sought after address close to West Worthing railway station. Local shops and super market are within close proximity and you are within walking distance to Worthing town centre and the beach. The bright and spacious accommodation comprises bay fronted living room, fitted kitchen/breakfast room, two double bedrooms and a modern bathroom. Having a share in the freehold and the remainder of a long lease, front garden with off street parking space and no ongoing chain. Currently achieving £1200 per calendar month.

### Ground floor

Door to communal hallway with front door to:

### Entrance hall

Stairs to first floor hallway with a fitted cupboard, ceiling coving and access to the loft space.

### Living room

16'9 x 13'8 (5.11m x 4.17m)

Feature fire surround with open fireplace with hearth, radiator, double glazed windows to bay with a further double glazed window to the front and ceiling coving.

### Kitchen

10'7 x 9'8 (3.23m x 2.95m)

A range of wall and base units with work surfaces incorporating a stainless steel sink unit, gas cooker point, plumbing for washing machine and a space for a tall fridge/freezer. Fitted cupboard housing the fuse box, double glazed window with a south aspect, splash back tiling, ceiling coving and ceiling spot lighting.

### Bedroom 1

12'9 x 7'9 (3.89m x 2.36m)

A fitted wardrobe, radiator, double glazed window with a westerly aspect and ceiling coving.

### Bathroom

Tiled flooring with a white suite comprising panelled bath with mains shower over with a glass screen with mosaic tiled surround, low level wc, wash basin with splash back mosaic tiling, double glazed window, ceiling coving and ceiling spot lighting.

### Bedroom 2

10'5 x 8'8 (3.18m x 2.64m)

A fitted cupboard, radiator, double glazed window with a westerly aspect and a further double glazed window to the side and ceiling coving.

### Front garden

Off street parking for one vehicle.

### Agents note

Share in the freehold

Lease: TBC

External maintenance is shared with the downstairs apartment.

No ground rent

### Disclaimer

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### First Floor

Approx. 61.9 sq. metres (665.9 sq. feet)



Total area: approx. 61.9 sq. metres (665.9 sq. feet)

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