





Flat 4

1 Winchester Road, Worthing

A first floor two bedroom flat in Worthing Town Centre. Briefly the accommodation comprises: L-shaped entrance hallway with fitted airing cupboard, open plan living room & kitchen, two bedrooms and bathroom/wc. Externally you have use of communal gardens to the front of the property & residents parking is available to the rear of the apartments. Vacant possession upon completion and CHAIN FREE. The property is in close proximity to local shops, restaurants, bars and parks. Also there is the added convenience of local transport links such as Worthing mainline railway station and popular bus route within walking distance.

Council Tax band: A

Tenure: Leasehold

- Fitted Bathroom
- Two Bedrooms
- First Floor Apartment
- Open Plan Kitchen / Living Room
- Residents Parking Available
- Popular Central Worthing Location
- No Chain
- EPC Rating C



Communal Entrance

Carpeted with stairs leading to first floor, private front door through to Entrance Hallway.

Entrance Hallway

Carpeted floor, wall mounted heater, wall mounted electric fuseboard, skimmed ceiling with coving, security telephone entry system, airing cupboard having slatted shelving.

Lounge / Kitchen / Dining Room

Dimensions: 5.21m x 3.58m (17'1 x 11'9). Lounge Area: Carpeted floor, wall mounted heater, various power points, double glazed bay window, skimmed ceiling with coving, smoke detector. Kitchen Area: Vinyl flooring, roll edge laminate work surfaces with cupboards below & matching eye level cupboards, inset stainless steel single drainer sink unit with mixer tap, space for washing machine, space for fridge freezer, fitted oven with hob above & extractor fan over, tiled splashback.

Bedroom One

Dimensions: 5.49m x 2.24m (18 x 7'4). Carpeted floor, double glazed bay window, various power points, wall mounted heater, skimmed ceiling with coving.

Bedroom Two

Dimensions: 2.34m x 2.24m (7'8 x 7'4). Carpeted floor, wall mounted heater, double glazed window, skimmed ceiling with coving, smoke detector.

Bathroom

Dimensions: 2.64m x 1.80m (8'8 x 5'11). Tiled floor, panel enclosed bath with shower over & fitted shower curtain, low flush WC, pedestal hand wash basin with mixer tap, low flush WC, tiled walls, extractor fan, wall mounted heater, skimmed ceiling with coving.

Externally**Communal Grounds**

Front & side garden areas, mainly laid to lawn with various flower & shrub borders, residents parking available to the rear of the apartments.

Lease Information

Lease: 107 Years Remaining Maintenance: £1,200PA Ground Rent: £50PA





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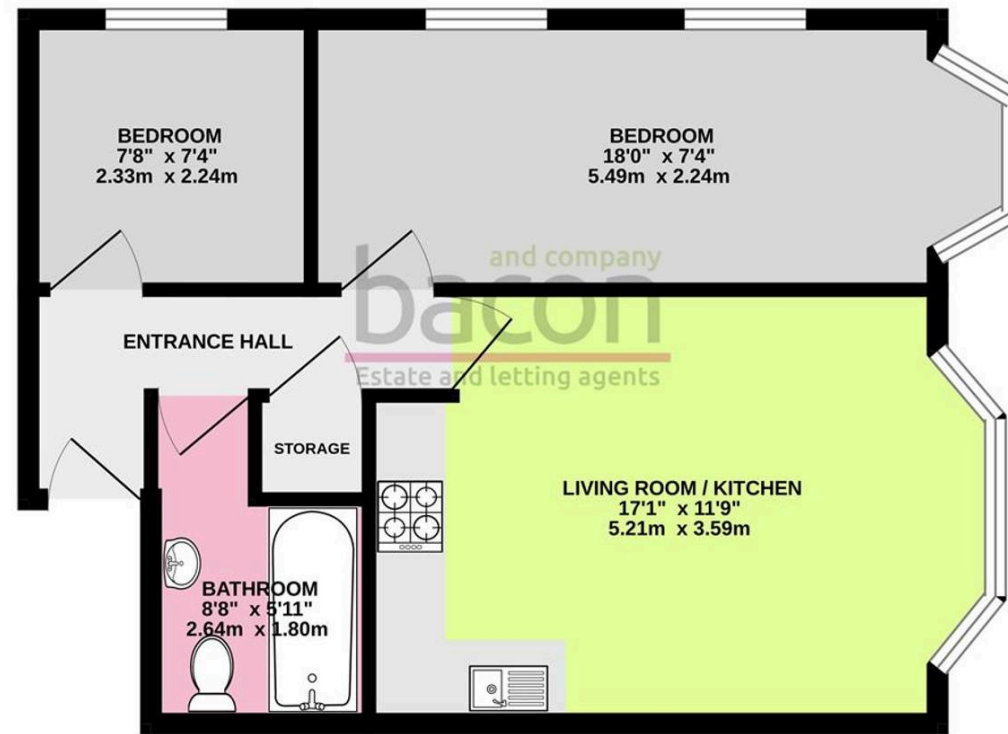
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GROUND FLOOR



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