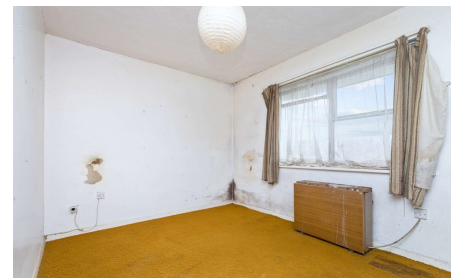




Matthew  
Anthony  
ESTATE AGENCY

*It's all in the details...*



# 40 Westlake Gardens

Worthing, West Sussex, BN13 1LF

£175,000

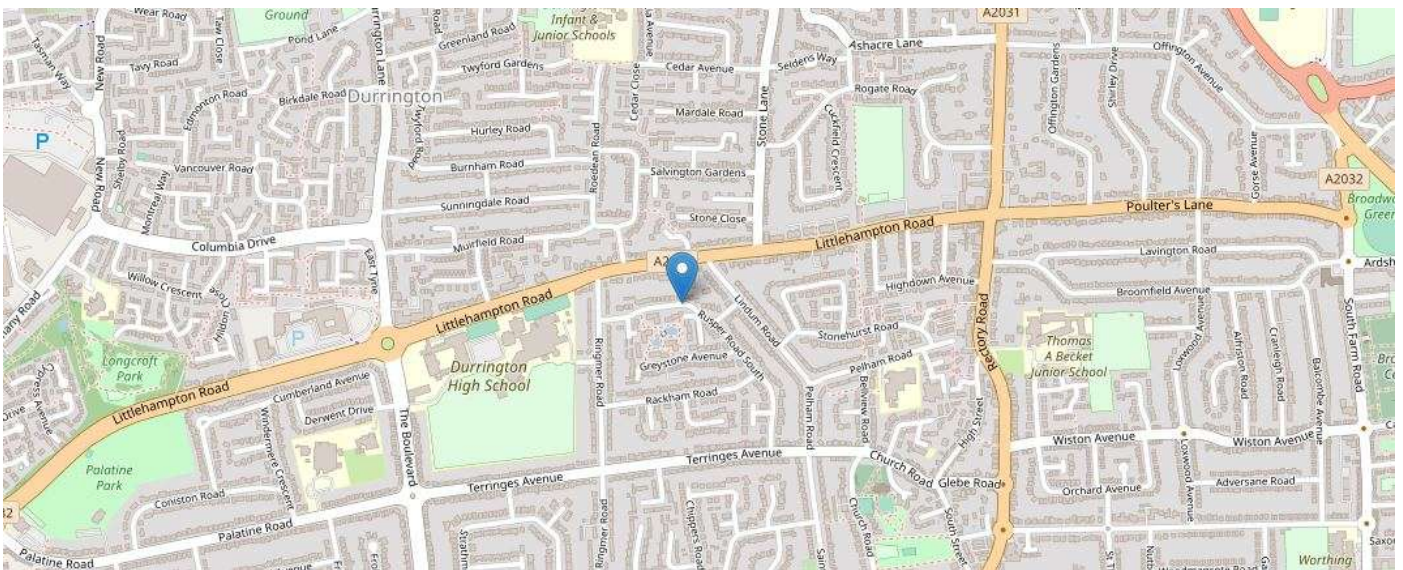
- First Floor Flat
- Two Bedrooms
- South Facing Living Room
- Kitchen
- Family Bathroom/WC
- Modernisation Required
- Popular Development
- No Chain
- 140 Year Lease
- Garage

[www.matthewanthonyc.co.uk](http://www.matthewanthonyc.co.uk)

Worthing House, 6 South Street, Worthing BN11 3AA  
01903 608080 | [info@matthewanthonyc.co.uk](mailto:info@matthewanthonyc.co.uk)

Upon entering this first floor flat you are greet by a spacious central entrance hall with a large airing cupboard and doors opening to all rooms. The living room is South facing and has a lovely outlook over the ornamental lake at the heart of the development. The two bedrooms are both doubles and the family bathroom is also spacious. The kitchen is in need of refurbishment but provides plenty of space to create a wonderful room for cooking and dining in. The property also benefits from a garage, located in a nearby compound.

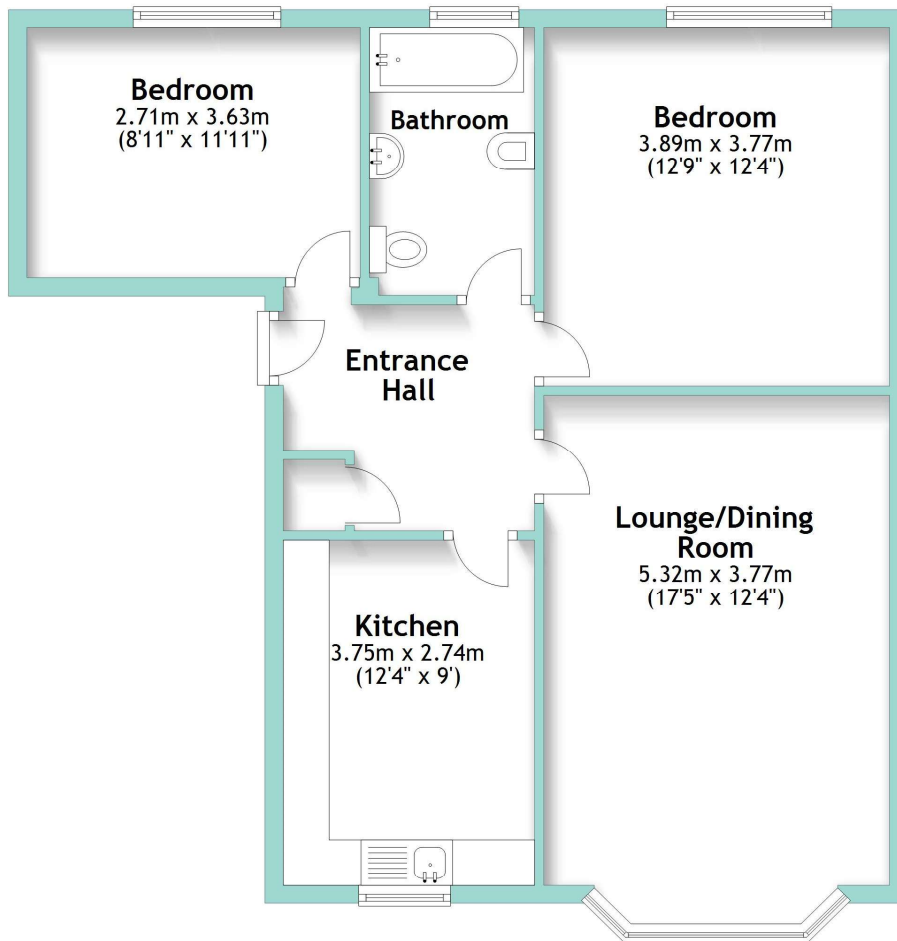
Situated in sought after Tarring, local shopping facilities can be found in nearby Tarring Village along with popular pubs and restaurants, such as the George & Dragon, The Parsonage and The Vine. The green open space of Tarring Park is half a mile away whilst West Worthing station is just one mile away. Worthing town centre, with it's comprehensive range of shops, restaurants, cinema and theatres is just over two miles distance.





## First Floor

Approx. 69.5 sq. metres (748.0 sq. feet)



Total area: approx. 69.5 sq. metres (748.0 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

**Lease:** Approximately 140 years remaining

**Current Service Charge:** £820, Half Yearly

**Ground Rent:** Peppercorn

**Council Tax:** Adur & Worthing, Band B

### Disclaimer

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigations into the working order of these items. All measurements are approximate and photographs provided for guidance only. The mention of any appliances, apparatus, fixtures, fittings, or services within these particulars does not necessarily mean they are included within the sale.

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