



Matthew
Anthony
ESTATE AGENCY

It's all in the details...



Worthing, West Sussex, BN11 4PA

£170,000

- First Floor Flat in an Elegant Period Property
- Stylish Modern Interior
- One Bedroom
- Large West-Facing Open Plan Lounge/Kitchen
- Modern Fully Fitted Kitchen
- Integrated Appliances
- Contemporary Shower Room
- Double Glazing
- Gas Central Heating
- Long Lease

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Step Inside

Chain free and ready for you to simply move, unpack and enjoy life, this Worthing flat is ideal for first time buyers and buy-to-let investors. Sitting on the first floor of a charming period property, its Heene Road location and tasteful modern design scheme offer a superb work/life balance with the beach, town centre and Victoria Park all within easy reach.

Behind the distinguished red brick exterior a well-maintained communal entrance offers a great first impression and leads the way up to the first floor where the easy flowing layout of this flat has ample space to relax and spend time with friends.

Impressively sized, the generous proportions of an open plan lounge/kitchen are beautifully lit by large west-facing bay windows with their wooden Venetian blinds. With a subtle colour scheme and softly toned carpet the lounge area has plenty of space for both seating and dining and benefits from a TV point. Fully fitted with sleek gloss cream cabinets and black countertops, the stylish monochrome kitchen has plenty of storage and workspace. Well-appointed with an integrated oven, gas hob, fridge, and washer/dryer, its LED plinth lights are a great finishing touch, while the easy to maintain laminate wood floor delineates the space from the living area.

Across the hallway, an equally well-presented bedroom is light and bright and ready for your own choice of wardrobes and storage. Arranged in an attractive tile setting, a contemporary shower room features a wall-mounted mirror and light along with a ladder towel radiator.

In your local area

Just moments from the lovely greenery of Victoria Park, this period home is situated in a popular residential road surrounded by similar heritage properties. Ideally positioned for all that Worthing has to offer, there's a great selection of local shops, cafes and amenities to choose from on both Tarring Road and nearby South Street. The centre of Worthing is less than a mile from your door with a wide range of both high street and independent cafes, shops, bars and restaurants is within easy reach, and there's plenty of supermarkets to choose from including Waitrose and Marks & Spencer.

The coast road takes you directly to Portslade, Hove and Brighton in one direction and onto nearby Ferring with its ever popular Sea Lanes beachfront cafe in the other, while the A24 takes you up to the A27 with its convenient commuter routes. West Worthing and Worthing mainline stations are both approximately half a mile away.

Chain Free - Stylish One Bedroom Flat With an Impressive West-Facing Lounge/Kitchen, Bay Windows, and Contemporary Shower Room in a Charming Period Conversion Near to Victoria Park

Lease length

Approximately 125 years remaining.

Service charge

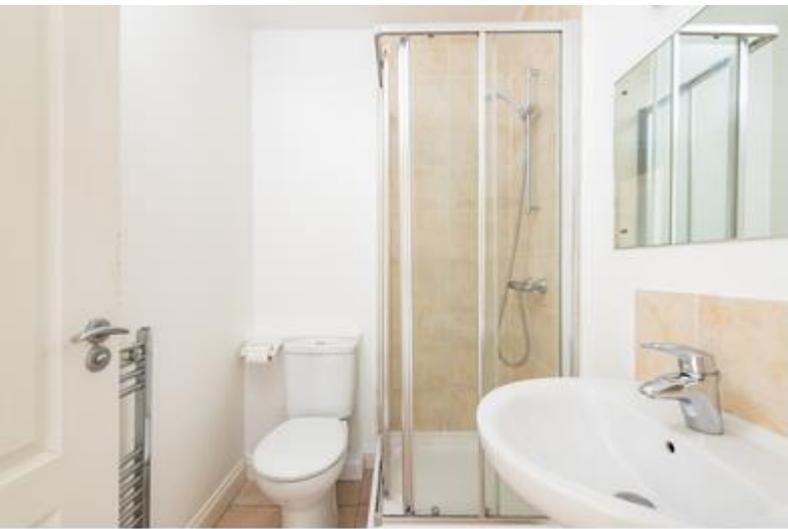
£596.96 per annum

Ground rent

Peppercorn

Tenancy information

The property is currently let on an Assured Shorthold Tenancy Agreement for £675pcm. Notice has been served to end the tenancy in October 2021, however the existing tenant has expressed an interest to remain, therefore notice could be rescinded.



First Floor

Approx. 36.9 sq. metres (396.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		80	86
(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	

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.