



Berkeley Square, Worthing, BN11 5AF - £310,000

Aspire Residential are delighted to bring to the market this MODERN two-bedroom GROUND FLOOR APARTMENT in popular 'Berkeley Square'. The location is ideal being only a short walk away from the SEAFRONT as well as offering LOCAL SHOPS and a MAINLINE TRAIN STATION. Internally, the property offers a hallway, W/C, a modern shower room, kitchen, two double bedrooms and an open plan lounge/dining room. Additional benefits include a GARAGE, a WEST FACING PATIO and NO FORWARD CHAIN. Call us today to book your viewing.

Key Features:

- **Share Of The Freehold**
- **No Forward Chain**
- **Garage In Compound**
- **Long Lease Term**
- **West Facing Patio**
- **Popular Location**

www.aspireresidential.co.uk

28 Goring Road , Worthing, BN12 4AD
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Entrance Hallway *14' 4" x 5' 10" (4.37m x 1.78m)*

Radiator to the side wall. Two Storage cupboards. Thermostat. Security entry phone. Parquet flooring.

WC

Double glazed frosted window to side. Floor to ceiling tiled walls. Chain flush WC. Wood effect flooring.



Bathroom

Double glazed frosted windows to side. Floor to ceiling tiled walls for splash back. Walk in overhead shower with glass sliding doors. Chrome heated towel rail. LED mirror. Pedestal wash hand basin with mixed tap and vanity storage cupboards. Tiled floor.

Bedroom One *17' 10" x 9' 11" (5.43m x 3.02m)*

Double glazed windows to rear. Radiator. Built in wardrobe. Carpets.



Lounge *20' 4" x 12' 1" (6.19m x 3.68m)*

Double glazed windows and doors opening to west facing patio. Fireplace. Displaying cabinets with feature lighting. Two radiators. Carpets.

Kitchen 11' 1" x 6' 1" (3.38m x 1.85m)

Double glazed windows to front. Floor to ceiling tiled walls. Matching range of wooden wall and base units. Integrated appliances include a four ring hob with extractor fan and gas oven. Space for washing machine, fridge freezer and microwave. Wood effect flooring.

Bedroom Two 14' 4" x 7' 7" (4.37m x 2.31m)

Double glazed window. Built in wardrobe. Radiator. Carpets.

Garage

In compound with up and over manual door.

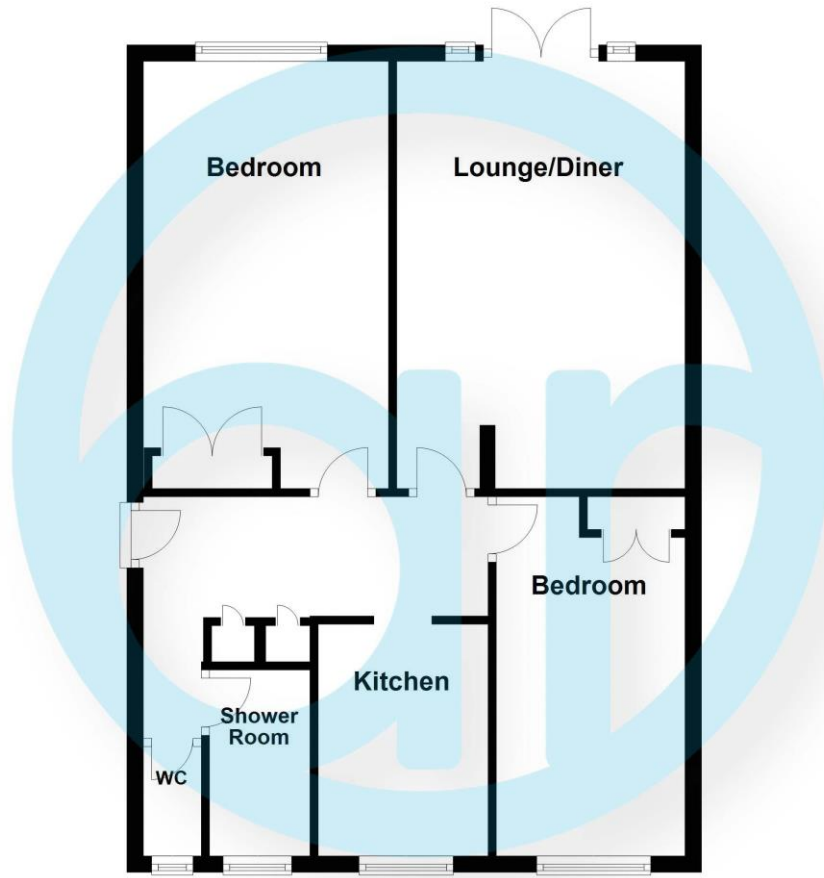
West Facing Patio

Lease Term & Maintenance

A share of the freehold with a approximately 982 years remaining on the lease. Maintenance is approximately £1900 p/a.



Floor Plan



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