77b South Street
Worthing BN14 7NE

£230,000

First Floor Apartment

Local Mainline Train Station & Shops

Garden Space

Two Double Bedrooms

Gas Fired Central Heating

EPC Rating C

Potential To Extend (STP)

Aspire Residential is delighted to offer to the market this attractive first floor apartment located within walking distance to WEST WORTHING TRAIN STATION and LOCAL SHOPS. Internally the property offers a MODERN FINISH and SPACIOUS ACCOMMODATION. Benefits of this property include a LONG LEASE, NO FORWARD CHAIN and GARDEN SPACE.

Aspire Residential, 28 Goring Road , Worthing, BN12 4AD
Phone: 01903 259961, Email: info@aspireresidential.co.uk
www.aspireresidential.co.uk

Private Entrance
With stairs up to:

Entrance Hallway
With access to loft space.

Bedroom Two
Double glazed window to far wall. Radiator. Boiler housed in cupboard. Carpets

Bedroom One
Double glazed window to far wall with radiator below. Mirror fronted full length built in wardrobes to side wall. Carpets.

Lounge/Diner
Double glazed window to side wall. Radiator. TV point. Space to dine. Carpets.

Kitchen
Double glazed window to far wall. Matching range of dark grey high gloss wall and base units. Stainless steel sink inset into wood effect worktop with mixer tap and drainer. Integrated appliances include a fan assisted oven & a four electric hob with overhead extractor hood. Space is provided for a fridge freezer, washing and dishwasher. Tile effect vinyl flooring throughout.

Bathroom
Mainly tiled walls for splash back. Two frosted windows to rear wall. Sweeping panel enclosed bath with overhead drench shower. Button flush w/c. Floating wash hand basin with waterfall tap and vanity storage. Tiled flooring.

Garden
The front left garden space is owned by this flat.

Lease, Maintenance and Ground Rent
Lease - approx 110 years Maintenance - As and when required Ground Rent - £0

Loft Ownership
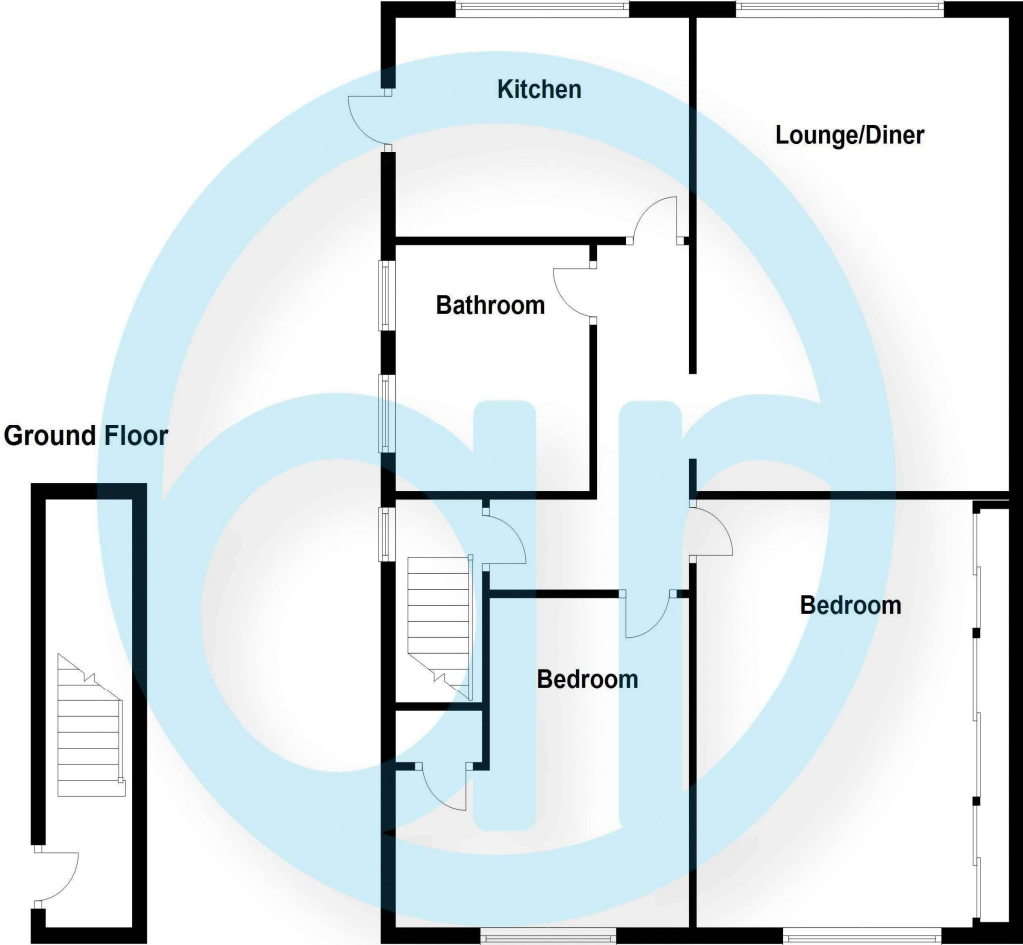This property owns the loft space in its entirety and therefore may developed subject to planning.

Agents Notes
Tenant in situ currently paying £950 pcm, notice has been served March 21, however should an investor be interested the tenant would be happy to stay on.

Floor Plan

Ground Floor

Kitchen

Lounge/Diner

Bathroom

Bedroom

Bedroom

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	71	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales — EU Directive 2002/91/EC

Environmental Impact (CO$_2$) Rating

	Current	Potential
Very environmentally friendly - lower CO$_2$ emissions		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO$_2$ emissions		

England, Scotland & Wales — EU Directive 2002/91/EC