



## **Bath Road, Worthing, BN11 3PA - £140,000**

Aspire Residential are delighted to offer to the market this spacious STUDIO FLAT, located in popular WEST WORTHING. The property is currently rented but will be sold with NO FORWARD CHAIN. Discover the charm and character of Worthing within this historic building which has the added benefits of beautiful COMMUNAL GARDENS. Additional advantages include a LONG LEASE, LOW MAINTENANCE COSTS AND NON RESTRICTED PARKING.

### **Key Features:**

- **First Floor Flat With Sea Views**
- **Beautiful Communal Gardens**
- **Character Building**
- **Local Shops & Public Houses**
- **Easy Walk To The Seafront**
- **West Worthing Train Station Less Than a Mile Walk Away**

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

28 Goring Road , Worthing, BN12 4AD  
01903 259961 info@aspireresidential.co.uk



### **Entrance Hallway**

Space to hang coats. Security entry phone.

### **Studio**

Double glazed window to rear window sea views. Alcove opening for bed space. TV points. Space for sofa and dining table. Storage heater. Linen and storage cupboards.

### **Kitchen**

Matching range of wall and base units. Double glazed frosted window to the side. Integrated appliances include a fan assisted oven, four ring electric hob and an overhead extractor fan. Space is provided for a washing machine.

### **Shower Room**

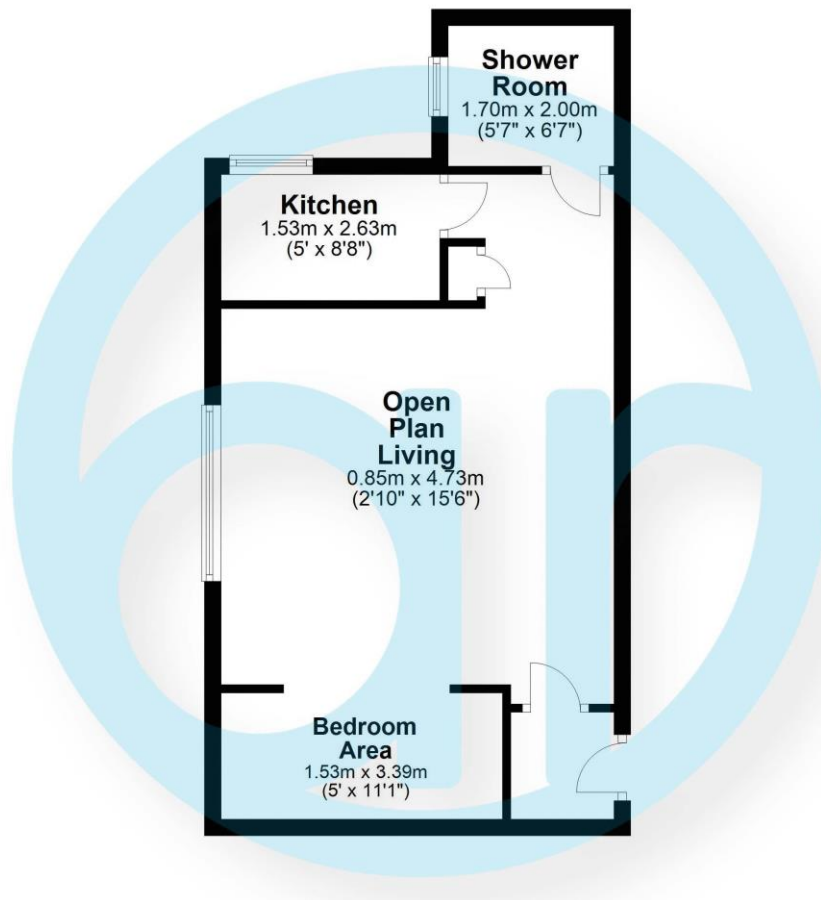
Double glazed frosted window to rear. Walk in shower room. Floor to ceiling tiled walls. Pedestal wash hand basin. Handle flush W/C.

### **Lease & Maintenance**

In excess 950 years. Maintenance monthly at £67.50.

## Floor Plan

Approx. 40.6 sq. metres (436.5 sq. feet)



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