Ground Floor Flat 13 Pavilion Road
Worthing BN14 7EE

£225,000

Ground Floor Flat

One/Two Bedroom

EPC Rating - D

No Forward Chain

Versatile accommodation

South Facing Garden

Share of Freehold

Aspire Residential is excited to bring to market this versatile one/two bedroom ground floor flat which is located within minutes of Worthing's Mainline Train Station and local shops. Internally, the property is in modern order and offers generous floor space throughout. Benefits include a SOUTH FACING GARDEN, A SHARE OF THE FREEHOLD and NO FORWARD CHAIN.

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

Hallway
Under stairs storage cupboard. Radiator. Carpets.

Bedroom one/Lounge *16' 9" bay x 13' 8"recess (5.10m x 4.16m)*
Original sash windows into bay. Feature cornicing. Picture rails. Open Fireplace. Radiator. Carpets.

Bedroom *12' 2" x 10' 11" (3.71m x 3.32m)*
Double glazed window to rear with radiator below. Cornicing. Picture rails. Carpets.

Lounge/Dining Room *12' 11" x 11' 2" (3.93m x 3.40m)*
Double glazed window to side with radiator below. Under stairs storage cupboard. Carpets.

Kitchen *13' 8" x 11' 2" (4.16m x 3.40m)*
Double glazed window to side and door to rear out to utility room. Matching range of wall and base units. Boiler housed in cupboard. Stainless steel sink inset to worktop with mixer tap and drainer. Space for cooker, washing machine and fridge/freezer. Radiator. Vinyl flooring (new flooring to be laid)

Bathroom
Double glazed frosted window to rear. P - shaped bath with overhead shower and glass shower screen. Wash hand basin with vanity unit. Button flush W/C. Chrome heated towel rail. Tiled Flooring.

Utility Room/Rear Porch
Half glazed, half brick built. Door out to garden.

South Facing Garden
Patio for dining which extends to the side creating a pathway to the rear gate. Laid lawn. Storage area recessing to the side of the property.

Lease, Tenure and Maintenance
Lease - approximately 999 years . Share of the freehold. Maintenance paid as and when required split evenly between three flats.

Ground Floor

Living
Room

Bedroom

Dining
Room

Kitchen

Bathroom

Porch