



20 Worthing Road, Littlehampton, BN16 1FD - £275,000

Aspire Residential are delighted to offer to the market this spacious TWO DOUBLE BEDROOM apartment situated within the popular residential of East Preston. The apartment benefits from an EN SUITE SHOWER ROOM as well as a family bathroom, off road parking and a JULIETTE BALCONY. The property will be sold with no forward chain once the tenants vacate in December 2023. This distinguished development offers well maintained communal ways and LIFT ACCESS to the top floor. Call us today to book your appointment.

Key Features:

- **Modern Apartment in East Preston**
- **Two Bedrooms**
- **En-Suite and Bathroom**
- **Living Room with Juliette Balcony**
- **Kitchen/Breakfast Room**
- **EPC Rating B**

www.aspireresidential.co.uk

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



Communal Entrance

Stairs or lift leading to the first floor.

Entrance Hall

Storage cupboard. Entryphone system. Radiator. Doors leading to:

Living Room *13' 3" x 10' 4" (4.05m x 3.16m)*

Double glazed Southerly aspect doors leading to the Juliette balcony. Double glazed side aspect window. Double radiator.

Kitchen *13' 3" x 9' 0" (4.05m x 2.75m)*

Matching wall and base units, incorporating the solid wood worktops, built in electric oven, four ring gas hob and extractor fan above. One and half bowl stainless steel sink and mixer tap. Integrated fridge/freezer, dishwasher and washer/dryer. Wall mounted gas central heating boiler. Radiator.

Bedroom One *10' 8" x 8' 8" (3.26m x 2.65m)*

Double glazed side aspect window. Double radiator. Door leading to:

En-Suite Shower Room

Corner shower cubicle. Low level WC. Pedestal wash hand basin. Chrome towel radiator.

Bedroom Two *13' 0" x 10' 0" (3.97m x 3.05m)*

Two double glazed Southerly aspect windows. Double radiator.

Bathroom

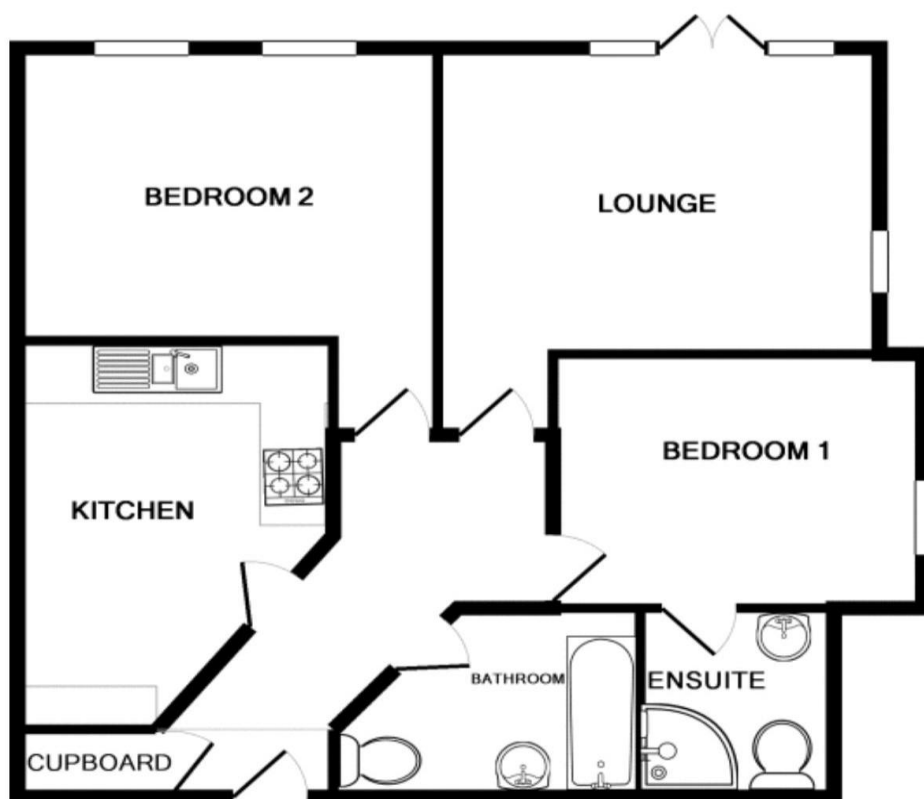
Panelled bath with a shower over and a glass shower screen. Pedestal wash hand basin. Low level WC. Chrome towel radiator.

Outside

Rear residents parking. Communal gardens. Visitors parking to the front.

Lease and maintenance

We are advised, the lease is approximately 111 years. The maintenance charge is £850 per 6 months and the ground rent is £75 per 6 months.



TOTAL APPROX. FLOOR AREA 601 SQ.FT. (55.9 SQ.M.)
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