



**ASPIRE** RESIDENTIAL



## **Flat 2, 11 Downview Road**

Worthing BN11 4QN

**Offers in excess of £190,000**

**Refurbished Ground Floor Flat**

**Close To Mainline Train Station**

**Off Road Parking**

**Short Walk To Shops and Seafront**

**Shower Room**

**EPC D**

**Long Lease**

**No Chain**

Aspire Residential are delighted to offer to the market this one bedroom refurbished ground floor flat in popular West Worthing. Internally the property is finished to a high standard and comprises of one double bedroom, a modern shower room, refitted kitchen and a good size lounge. This property also offers off road parking and has a healthy lease.



### Hallway

Raised storage cupboard. Security entry phone. Thermostat control.

### Lounge 17' 4" x 13' 0" (5.28m x 3.96m)

Feature sash windows into bay. Original corncicing. Picture rails. Radiator. Phone point. Carpets

### Refitted Kitchen 8' 9" x 7' 0" (2.66m x 2.13m)

Double glazed double aspect windows. Matching range of wall & base units. Brick effect tiling for splash back. Granite sink with mixer tap and drainer inset to worktop. Integrated appliances include a fan assisted oven with four ring electric hob. Space provided for washing machine and fridge freezer. Radiator. Vinyl floor.

### Shower Room

Frosted sash window to side. Extractor fan. Walk in shower with folding glass shower screen. Floating wash hand basin with waterfall mixer tap. Button flush W/C. Matt grey vertical radiator. Vinyl floor.

### Bedroom 12' 2" x 12' 0" (3.71m x 3.65m) Into bay

Original sash window into bay. Original corncicing. Radiator. TV point. Carpets.

### Off road parking

To rear of building.

### Lease and maintenance

Lease is approximately 125 years Maintenance £120 per calendar month Ground rent £100 pa





# Floor Plan

