



## 4, 47 Pavilion Road Worthing BN14 7EE

Asking Price Of £220,000

- TWO BEDROOMS
- FIRST FLOOR FLAT
- SHARE OF FREEHOLD
- UNALLOCATED OFF ROAD PARKING

- DOUBLE GLAZING
- GOOD SIZE LIVING ROOM
- CLOSE TO WORTHING STATION
- NO ONWARD CHAIN

Whitlock & Heaps are delighted to present to market this two bedroom flat forming part of the first floor of this purpose built building. Boasted a good size living room with a triple aspect bay window, modern bathroom and separate kitchen. Parking is on an unallocated first come first served basis. This property is brought to market with a share in the freehold and no onward chain.

Worthing mainline train station is within exceptionally close proximity to the property and the local area has a vast array of shopping facilities, eateries and cafés. You are in the catchment area for numerous schools for all ages and the A27 is a short drive away. Bus routes operate locally for public transport across the town and the Worthing seafront is close by.

**ENTRANCE HALL** Intercom, cupboard housing water tank.

**KITCHEN** Stainless steel bowl sink with mixer tap and drainer, vinyl work surfaces with cupboards below and matching eye level cupboards. Fitted fridge freezer, space for washing machine, four ring electric hob with oven below and extractor above. UPVC double glazed frosted window with easterly aspect.

**LIVING ROOM** Bay triple aspect UPVC double glazed window, electric radiator.

**BEDROOM** UPVC double glazed window with Southerly aspect, fitted wardrobe, electric radiator.

**BEDROOM** UPVC double glazed window with Southerly aspect, fitted wardrobe, electric radiator.

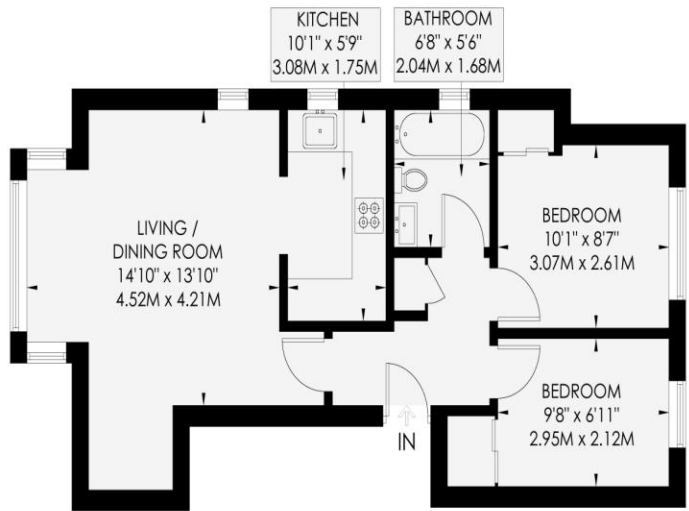
**BATHROOM** Comprising panelled bath with shower over being mostly tiled, extractor, pedestal wash hand basin, low level w.c, UPVC double glazed frosted window.

### OUTGOINGS

Share of freehold  
Lease: Approx. 103 years remaining  
Last year's service charge was £1,525 which includes contingency fund and property management.

**Council Tax Band B** (taken from <https://www.tax.service.gov.uk/check-council-tax-band/search>).  
We advise that you check this information, we will not be held responsible if the council tax band differs when occupying the property.

**PAVILION ROAD**  
WORTHING  
APPROXIMATE GROSS INTERNAL AREA  
51.5 sq m / 554 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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