



8a Littlehampton Road | Worthing | West Sussex | BN13 1QE

Asking Price Of **£220,000**



A maisonette flat with a private entrance.
Accommodation is split over two floors; on the entrance level there is a south facing lounge/diner, modern kitchen, bathroom and a separate WC. On the next level there is three double bedrooms.



Key features:

- Maisonette
- Three Double Bedrooms
- South Facing Lounge/Diner
- Separate Kitchen
- Bathroom and Separate WC
- Private Entrance
- Close to Shops and Amenities
- Close to Local Pubs
- Good Transport Links
- Sold with Tenant in Situ

 3 Bedrooms

 1 Bathroom

 1 Living Room

INTERNAL Entry via a private entrance into the hallway of the flat.

On the entry level there is a south facing lounge/diner stretching over 16ft with three windows to the front this is a beautiful light room. Behind the lounge is a separate kitchen with a range of wall and base units with worktops over and inset sink. The kitchen has space and plumbing for a washing machine, space for an oven and space for a fridge/freezer. There is also a bathroom and a separate WC. Stairs leading to the next floor where there is three double bedrooms. The master bedroom is south facing and has two windows to the front flooding the room with light.

SITUATED On the border of Thomas A Becket and Offington, both popular residential areas. In close proximity to local shops, pubs and amenities. The nearest railway station is West Worthing and is approximately 0.9 miles away. Local bus routes can also be found near by on Littlehampton Road, Offington Lane and Poulters Lane. Close proximity to the A27 and A24 offering access to Brighton, Horsham and Shoreham. The property falls within the school catchment area for a number of primary and secondary schools including Bohunt and Durrington.

TENURE

Ground Rent is £200 per annum

Maintenance is approximately £975 per annum and includes buildings insurance

LOUNGE/DINER 16' 6" x 12' 5" (5.03m x 3.78m)

KITCHEN 10' 5" x 8' 6" (3.18m x 2.59m)

BEDROOM ONE 16' 6" x 12' 5" (5.03m x 3.78m)

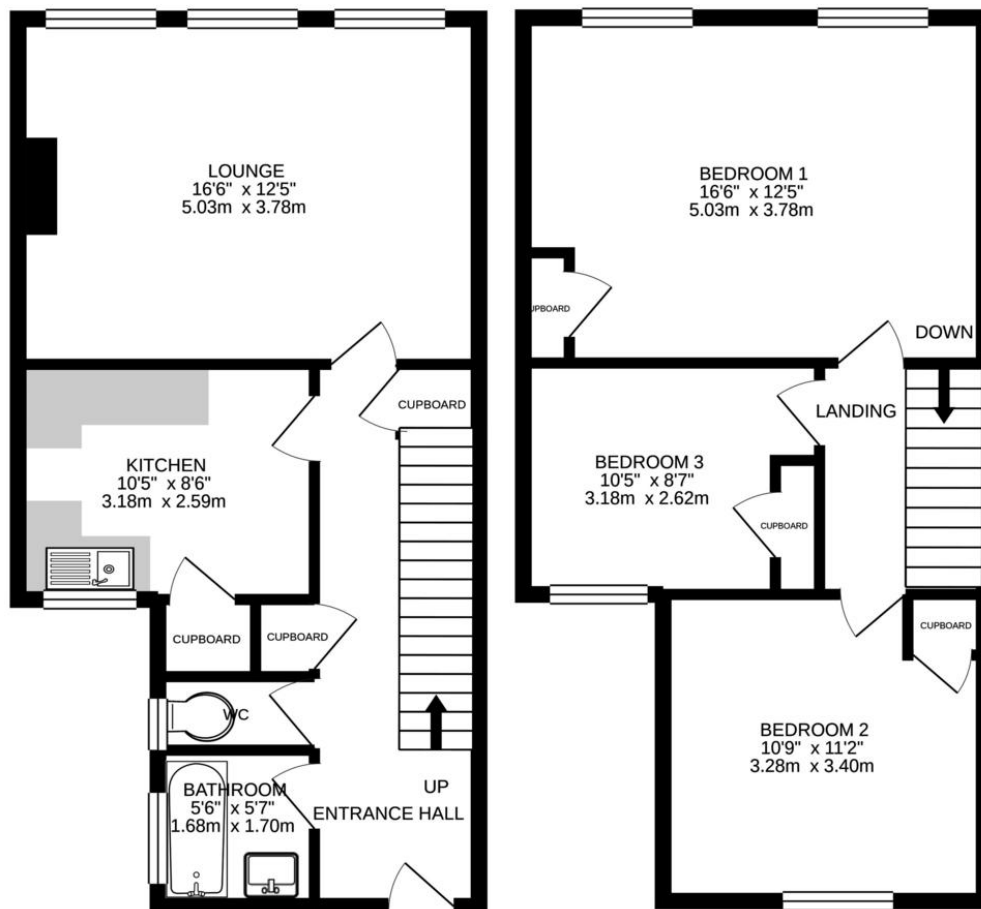
BEDROOM TWO 11' 2" x 10' 9" (3.4m x 3.28m)

BEDROOM THREE 10' 5" x 8' 7" (3.18m x 2.62m)

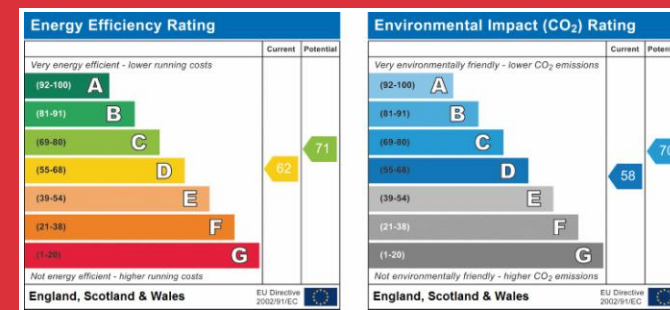
BATHROOM 5' 6" x 5' 7" (1.68m x 1.7m)

WC





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property Details:

Floor Area: 969 sq ft (90 sq m) – Floor area is quoted from the EPC

Tenure: Leasehold

Council Tax: Band A

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.