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2 bedroom flat for sale, Wenban Road, Worthing, West Sussex BN11 (224,950 GBP)

Location **South East, West Sussex**
https://www.freeadsz.co.uk/x-165238-z

John Edwards & Co are delighted to present this charming two bedroom first floor flat in the heart of Worthing, just a short walk from the town centre with its shops, restaurants, cafs and bars, within easy reach of the seafront, and close to the mainline station. The property, which is elegantly decorated throughout, comprises two double bedrooms, a good sized lounge & diner, a fully fitted kitchen, and a contemporary bathroom featuring a three-piece suite. There is also access to the communal garden to the rear of the property.This would ideally suit commuters, first-time buyers, buy-to-let investors, or simply those looking for an ideal property within easy reach of the town centre. It’s a genuinely beautiful property, and one in which we anticipate a great deal of interest.ENTRANCE LOBBYThe entrance lobby has a carpeted floor, some security lighting, a smoke detector, and a fire door leading into the communal stairway.COMMUNAL STAIRWAYThe well-maintained, bright and clean communal stairway is carpeted, with security lighting and a wooden balustrade.ENTRANCE HALLThe bright and spacious entrance hall has a carpeted floor, a skimmed ceiling with both pendant and spotlighting, a smoke detector, a radiator, a wall-mounted thermostat, a wall-mounted coat rack, and the doors to bedrooms one and two, the main living room, the kitchen and the bathroom. There is also an inbuilt cupboard allowing for a good amount of storage, which houses the Worcester combi-boiler servicing the property.LOUNGE & DINERThe good sized main living area benefits from a great deal of natural light, courtesy of the dual aspect windows to front (a large double-glazed sash bay) and side (also a double-glazed sash). There is a carpeted floor, a skimmed ceiling with pendant lighting, a smoke detector, two radiators, a wall-mounted entryphone system, some attractive inbuilt bookshelves, and space for a dining table and chairs.KITCHENThe kitchen features wall and base mounted units, roll top work surfaces with an inset sink, drainer and mixer tap, integrated appliances including a fridge/freezer, dishwasher and oven and grill with four burner gas hob and extractor over. There is a linoleum floor, a skimmed ceiling with spotlighting, space and plumbing for a washing machine, various wall racks and shelves, part-tiled walls and several power points. Natural light is provided by a frosted double-glazed window to side aspect.MASTER BEDROOMThe good sized master bedroom has a carpeted floor, a skimmed ceiling with pendant lighting, a radiator, power points, and a double-glazed window to front aspect.BEDROOMThe second double bedroom has a carpeted floor, a skimmed ceiling with pendant lighting, a radiator, power points, and a double-glazed window to side aspect.BATHROOMThe elegant, contemporary bathroom features a three-piece suite comprising a panelled bath with shower over and folding glass screen, a low-level close-coupled WC, and a cameo-style basin with mirror-fronted storage beneath. There is a linoleum floor, a skimmed ceiling with inset spotlighting, mosaic-style part-tiled walls, an extractor fan, a wall-mounted mirror with lighting, and a mirror fronted vanity unit.COMMUNAL GARDENThe property enjoys access to a communal garden, situated to the rear, which is mostly laid to lawn, with a wooden hut-style shelter, and a separate decking area.WHAT YOU NEED TO KNOW:Current length of lease = 90 yearsService charges = 612.75 bi-annually.Ground rent = 75 bi-

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