

Russell Ponsford

The Estate & Letting Agents

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75 OPHIR ROAD, WORTHING, BN11 2SS.

A PURPOSE BUILT GROUND FLOOR 2 BEDROOM FLAT WITH IT'S OWN PRIVATE ENTRANCE AND PRIVATE PATIO LEADING TO COMMUNAL GARDENS.



PRICE

£139,999

LEASEHOLD

A WELL PRESENTED GROUND FLOOR FLAT CONSIDERED IDEAL FOR EITHER A FIRST TIME BUY OR FOR RETIREMENT. SOME OF IT'S FEATURES INCLUDE:

- PURPOSE BUILT GROUND FLOOR FLAT
- SPACIOUS ROOMS
- TWO DOUBLE BEDROOMS
- REPLACEMENT DOUBLE GLAZING
- 123 YEAR LEASE & LOW OUT-GOINGS
- SPACIOUS SOUTH FACING LOUNGE
- GAS CENTRAL HEATING
- GOOD SIZE FITTED KITCHEN/BREAKFAST ROOM
- PRIVATE REAR PATIO
- VIEWING IS STRONGLY ADVISED



Web: www.russellponsford.co.uk

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Double glazed door to:

ENTRANCE PORCH

Gas Meter and trip switches. Part glazed door to:

LOUNGE (S) 3.9m (12'9") x 3.8m (12'3")

Telephone point, TV point, replacement double glazed window with venetian blind, radiator, shelved storage cupboard, door to:

KITCHEN (S+E) 3.9m (12'9") x 2.2m (7'3")

Fitted with a range of base and eye level units with round edged worktops, 1½ bowl stainless steel sink with single drainer, wall mounted combination boiler serving heating system and domestic hot water, plumbing for automatic washing machine, space for fridge/freezer, Beko gas cooker, two replacement double glazed windows with blinds, airing cupboard with linen shelving,

INNER HALLWAY

Large under-stairs cupboard, further cloaks cupboard, central heating thermostat

BEDROOM 1(N) 3.4m (11') x 3.4m (11')

Replacement double glazed window with venetian blind, fitted wardrobe, radiator, telephone point.

BEDROOM 2 (N) 2.4m (7'9") x 2.4m (7'9")

Radiator and double glazed door to private patio.

BATHROOM

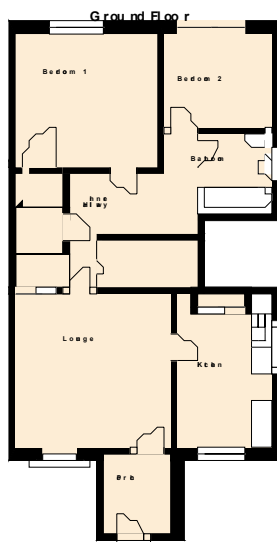
Fitted with a coloured suite comprising panelled bath with Triton electric shower, pedestal wash hand basin and low-level WC, half tiled walls, shaver point, replacement double glazed window, and radiator.

OUTSIDE

PRIVATE PATIO Enclosed by low fence and having a gate to:

COMMUNAL GARDENS Laid to lawn with borders providing a delightful amenity for all residents

TENURE The vendor verbally advises us that the lease is 125 years from 7 December 2007. Maintenance is shared with the other 4 flats on an ad hoc basis. The ground rent is £125 p.a. and there is a gardening charge of about £125 per annum. The building insurance contribution is £135 p.a.



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental (CO ₂) Impact Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92-100) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 69 | 77 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Agents Notes: All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply that they are in working order or fit the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property and any fixtures and fittings. All location Ariel photographs and floor plans are for guidance and are only a general representation of the location and layout of the property and must not be considered to be accurate or true to scale.