

Russell Ponsford

The Estate & Letting Agents

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6 OLD TOWER BREWERY, WARWICK ROAD, WORTHING, BN11 3ET.

A SPACIOUS ONE BEDROOM SECOND FLOOR FLAT SITUATED IN A POPULAR PART OF WORTHING CLOSE TO THE SEAFRONT & TOWN CENTRE.



PRICE

£119,950

LEASEHOLD

IDEALLY LOCATED IN POPULAR PART OF WORTHING WITH TOWN CENTRE FACILITIES CLOSE BY SOME OF ITS FEATURES INCLUDE:

- CONVERTED SECOND FLOOR FLAT
- SPACIOUS LOUNGE
- DOUBLE BEDROOM
- MODERN FITTED KITCHEN
- LONG LEASE & LOW OUT-GOINGS
- MODERN BATHROOM/WC
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- SECURITY ENTRYPHONE
- VIEWING IS STRONGLY ADVISED

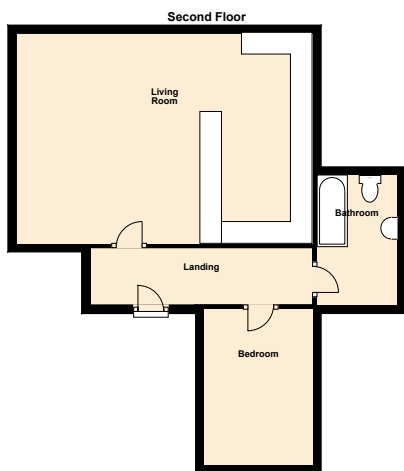


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- COMMUNAL FRONT DOOR:** Opens into communal hallway with gas & electric meter cupboards and post trays, wood effect vinyl flooring, double fire doors to inner hallway. Door to bicycle & bin storage area & stairs to second floor landing with personal door to:
- ENTRANCE HALL:** Entry phone system. Flush ceiling and doors to the following rooms:
- LOUNGE/KITCHEN:** 23'6" x 16'9" (7.162m x 5.105m) TV & telephone points, radiator, double glazed windows. Kitchen area comprising roll edged work tops incorporating 1 ½ stainless steel bowl sink with single drainer and mixer tap, integrated stainless steel 4 burner hob and electric oven below, base cupboard with space and plumbing for washing machine, space for under counter fridge and vinyl flooring.
- BEDROOM 1:** 12'2" x 9'1" Radiator, high level double glazed window.
- BATHROOM:** Fitted with a modern white suite comprising panelled bath with chrome hand shower over, pedestal wash hand basin, low level wc and vinyl flooring.
- TENURE:** We are verbally advised the lease is 125 years from September 2004.
- MAINTENANCE:** A contribution of 13% towards any maintenance charges is applicable for flat 6.



Agent's Notes:

All dimensions are approximate. References to appliances and/or services do 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 aerial 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.

VIEWING STRICTLY BY PRIOR APPOINTMENT THROUGH OWNERS SOLE AGENTS PLEASE

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