

# Russell Ponsford

The Estate & Letting Agents

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## **FFF, 48b CHRISTCHURCH ROAD, WORTHING, BN11 1JA**

**THIS SPACIOUS AND MODERNISED TWO BEDROOM FIRST FLOOR FLAT IS AVAILABLE CHAIN FREE.**



**PRICE            £142,950            LEASEHOLD**

**A SPACIOUS CONVERTED FIRST FLOOR FLAT LOCATED CLOSE TO WORTHING TOWN CENTRE & STATION WITH THE FOLLOWING FEATURES:**

- CONVERTED FIRST FLOOR FLAT
- SPACIOUS ROOMS
- TWO DOUBLE BEDROOMS
- NO ONGOING CHAIN
- CONVENIENT CENTRAL LOCATION
- SPACIOUS PERIOD LOUNGE
- GAS CENTRAL HEATING
- GOOD SIZE FITTED REFITTED KITCHEN
- REFITTED BATHROOM/WC
- VIEWING IS STRONGLY ADVISED



Web: [www.russellponsford.co.uk](http://www.russellponsford.co.uk)

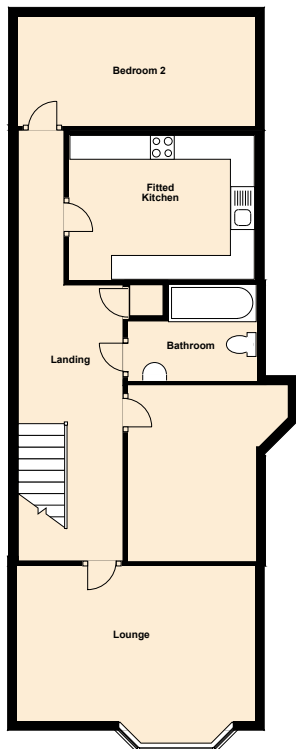


E-mail: [info@russellponsford.co.uk](mailto:info@russellponsford.co.uk)



THE ACCOMMODATION WITH APPROXIMATE ROOM SIZES COMPRISES:

- Part glazed communal front door to:
- COMMUNAL HALLWAY:** Private front door to stairs leading to:
- FIRST FLOOR LANDING:** Central heating thermostat, shelved linen cupboard.
- LOUNGE (W):** 16'3" x 15'4" into bay. Feature original style Victorian fireplace, ornate corniced ceilings, two radiators, TV point.
- REFITTED KITCHEN (S):** 11'5" x 9'5". Fitted with a range of light wood effect Shaker style units with roll edged working surfaces above incorporating granite style 1 ½ bowl sink unit with single drainer and mixer tap, fitted stainless steel oven with four burner hob and extractor hood above, stainless steel dishwasher, space for fridge freezer.
- BEDROOM 1 (S & E):** 14' max x 12'4" max. Double banked radiator, sash windows.
- BEDROOM 2 (E):** 12'5" x 7'8". Double banked radiator, sash windows.
- BATHROOM:** Fitted with a white suite comprising shaped panelled shower bath with shower mixer over and glazed screen, low level w.c., pedestal wash hand basin, part tiled walls, ladder style radiator and shelved cupboard.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	58
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	45	48
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**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 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

RUSSELL PONSFORD 01903 201560