



Warwick Road, Worthing, BN11 3ET – £220,000

Aspire Residential is excited to bring to the market this stunning one bedroom first floor apartment boasting history and character. It is ideally situated within an easy walking distance of the town centre and seafront which offer popular bars, restaurants and independent cinemas. Additionally, Worthing Mainline Train Station is less than a mile away. Internally, the property is in modern order and offers generous floor space throughout. Viewing is highly recommended.

Key Features:

- **First Floor Apartment**
- **One Bedroom**
- **Historical Building**
- **EPC C**
- **Spacious Throughout**
- **Within Easy Walking Distance to Mainline Train Station and Shops**

www.aspireresidential.co.uk

28 Goring Road , Worthing, BN12 4AD
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Door into

Hallway

Thermostat control. Security entrance phone. Housing fuse box.

Lounge/Kitchen 22' 5" x 16' 5" (6.83m x 5.00m)

Double glazed double aspect windows. Kitchen has a matching range of wall and base units. Part tiled walls for splash back. Stainless steel single sink inset to worktop with mixer and drainer. Integrated appliances include a fan assisted oven and a four ring gas hob with extractor fan. Space for washing machine, dishwasher, fridge freezer and tumble dryer. Opening in to lounge with space to dine. Hard wood flooring.

Bedroom 12' 11" x 8' 5" (3.93m x 2.56m)

Double glazed feature window to side with radiator below. Original wood floor. T.V points.

Bathroom

Double glazed feature window to side. Part tiled walls for splash back. Panel enclosed bath with overhead shower. Pedestal wash hand basin. Button flush w/c. Tiled floor.

Store Room

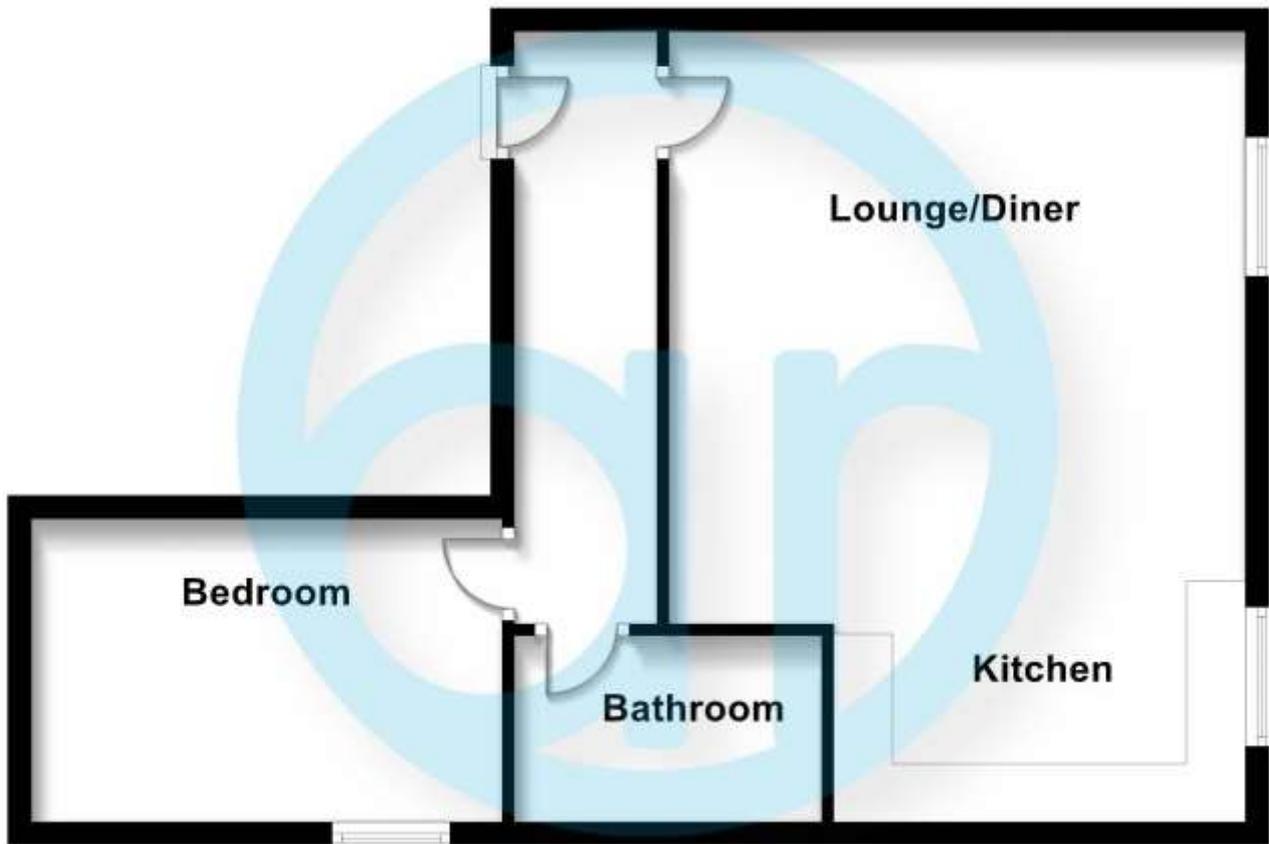
Communal storage space located on the ground floor.

Lease & Maintenance

Maintenance £247 per quarter and a reserve of £82 per quarter. Lease is approximately 100 Years remaining.



Floor Plan



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C		79	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC 	

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