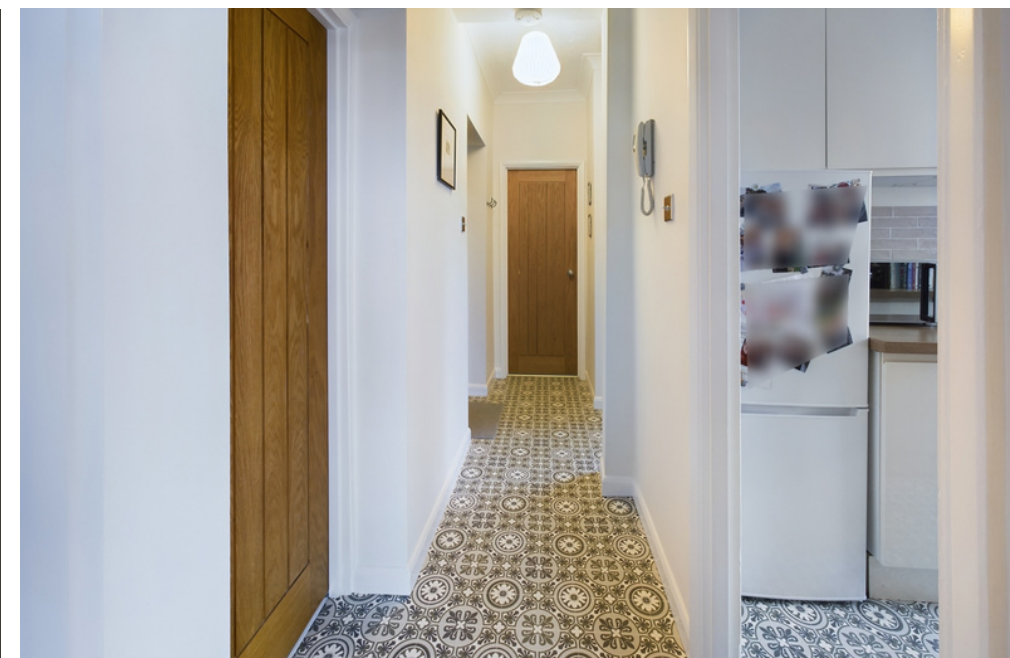




Greentrees | Lansdowne Road | West Worthing | West Sussex | BN11 4NA
Guide Price Of £250,000



We are pleased to offer a first floor, redecorated, two bedroom flat situated the popular Greentrees development. The property offers dual aspect lounge with views of St Botolph's Church, modern kitchen and modern bathroom. The property benefits from allocated parking and communal gardens.



Key Features

- First Floor Converted Apartment
- Two Double Bedrooms
- Modern Kitchen
- Dual Aspect Lounge with Views Of St Botolphs Church
- Modern Bathroom
- Allocated Parking Space
- Communal Gardens
- Close To Local Transport Links
- Gas Fired Central Heating
- Close To Local Shop & Amenities



2 Bedrooms



1 Bathrooms



1 Reception Room

INTERNAL

Communal entrance with security entry phone system, stairs rising to first floor. The front door opens into the entrance hall with storage cupboard and doors leading to all other rooms. The lounge/diner is dual aspect with spectacular views over St Botolphs Church. The kitchen has a range modern cream fitted wall and base units and worksurfaces, inset induction hob with oven beneath, space for fridge freezer and washing machine. The bathroom has a panel enclosed bath, W.C and wash hand basin with storage cabinet beneath. There are two double bedrooms, bedroom one is a good size measuring 15'1ft x 10'8ft and offers views towards the church. The property has recently been redecorated with new flooring throughout and freshly painted walls.

EXTERNAL

The property benefits from an allocated parking space and use of the communal gardens.

SITUATED

SSituated on Lansdowne Road within easy reach of Goring Road shopping facilities and West Worthing railway station is half a mile away. The seafront is under half a mile away. Worthing Town Centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is within a mile. Bus services run nearby on Mill Road & Heene Road.

TENURE

Leasehold - 90 years approx.

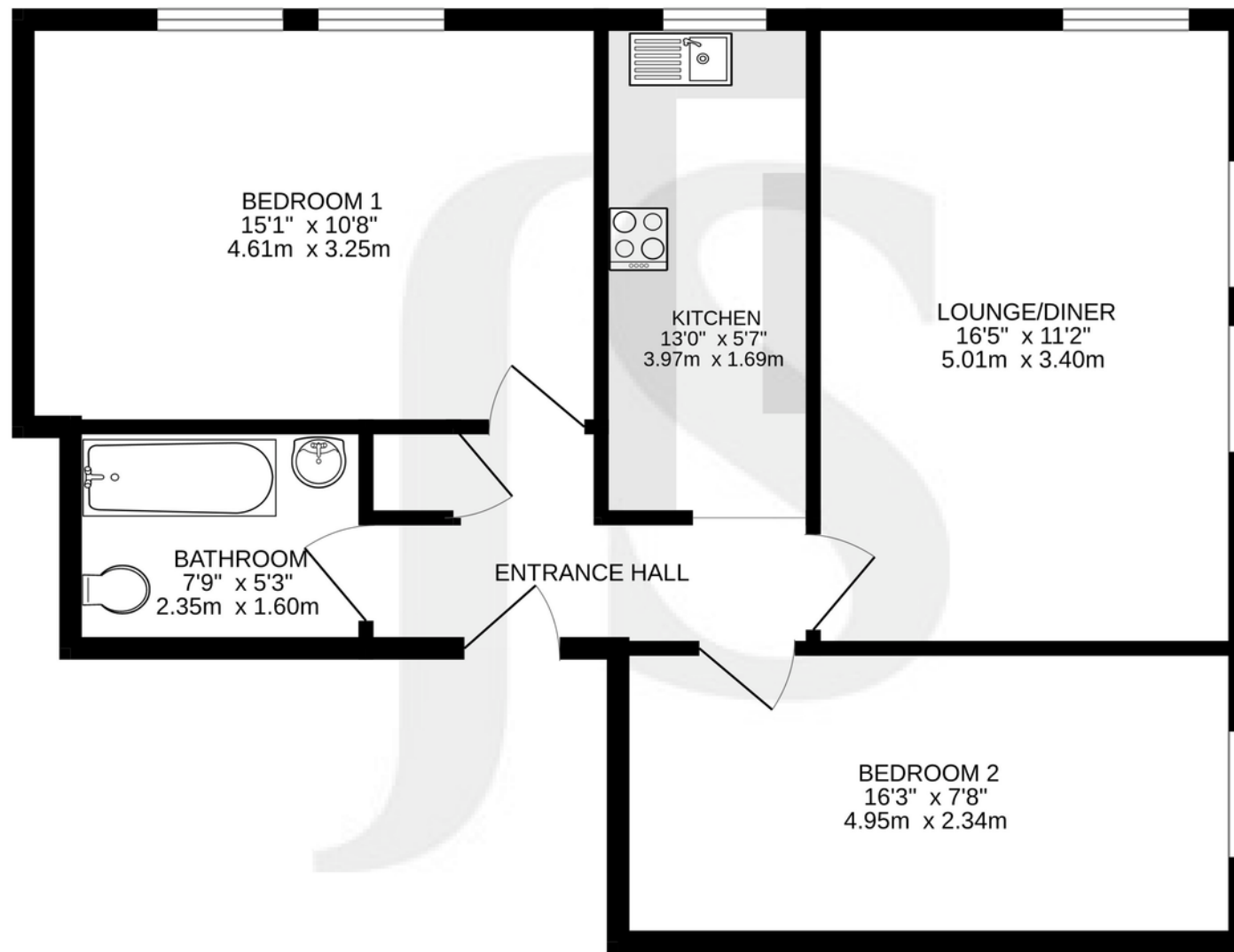
Maintenance - £1624 pa

Ground Rent - £115 pa Council Tax

Band B



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	82	
(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	

Property Details:

Floor area (as quoted by EPC: 62 sqm)

Tenure: Leasehold

Council tax band: B