



## Bath Road, Worthing, BN11 3PA

Asking Price £120,000

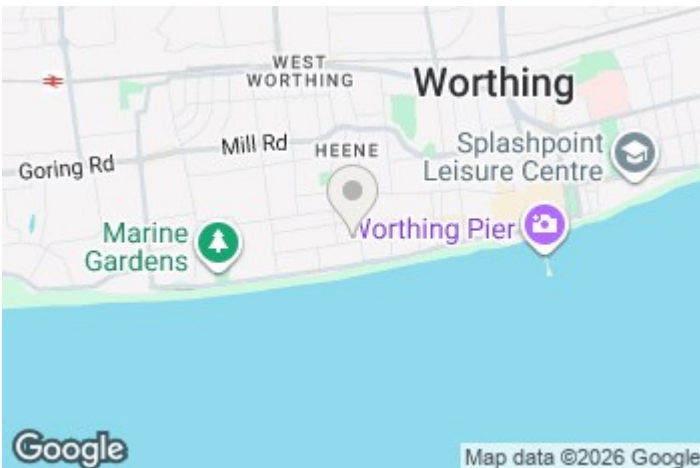
We are delighted to bring to market this first-floor studio apartment, ideally positioned in the heart of the town centre, just off the seafront. Perfectly placed for access to shops, restaurants, schools, parks and the mainline station, the property combines convenience with comfort. The apartment is entered via a secure communal hallway and comprises an entrance lobby, a spacious double-aspect studio room with space for living, dining and sleeping areas, and a fitted kitchen offering wall and base units, integrated oven and hob, and space for further appliances. The recently refitted modern shower room provides a stylish suite with shower enclosure, wash hand basin and low-level W.C. Further benefits include a security entry system, electric heating and access to large, south-facing communal gardens, ideal for enjoying outdoor space in a central location. The property is offered with a share of freehold and the remainder of a 999-year lease, with no ground rent and a service charge of £89 per month, making it a fantastic opportunity.

- First-floor studio in prime location
- Spacious living with dining space
- Recently refitted modern shower room
- Security entry phone for access
- Service charge only £89 per month

- Just off seafront, shops and station
- Fitted kitchen with integrated oven
- South-facing communal gardens to rear
- Share of freehold, 999-year lease
- Unrestricted parking along Bath Road



Worthing, a charming seaside town on the south coast of England, strikes a balance between Victorian elegance and contemporary energy. Its extensive pebble beach, historic pier and scenic promenade make for a quintessential coastal experience. A thriving cultural scene, including theatres, galleries and local events, brings vibrancy to the town. With lush green spaces such as Beach House Park and Highdown Gardens, plus a bustling town centre full of shops, restaurants and entertainment, Worthing is a well-connected, welcoming community with a rich history and enduring appeal.

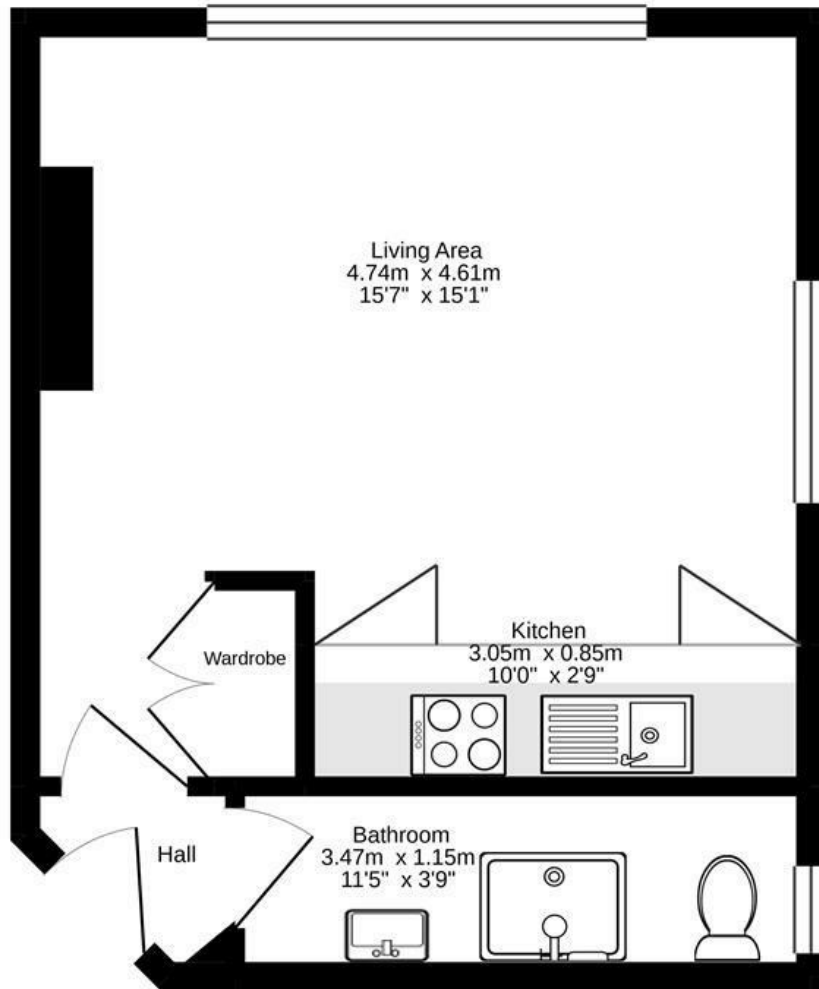


EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	40	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

First Floor  
26.4 sq.m. (285 sq.ft.) approx.



TOTAL FLOOR AREA : 26.4 sq.m. (285 sq.ft.) approx.

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