



## Western Place, Worthing, BN11 3LU

Guide Price £120,000

A well presented ground floor retirement flat, ideally positioned in the heart of Worthing town centre and being sold with no onward chain. This popular development offers a welcoming community environment alongside a range of excellent communal facilities including a residents lounge, laundry room, library space, sun terrace and beautifully maintained gardens.

The flat itself offers a bright and spacious feel throughout, comprising a hallway with useful storage cupboards, a modern bathroom, a generous double bedroom and an open plan lounge/kitchen area with attractive double glazed sash windows set within a bay frontage.

Further benefits include residents parking, mobility scooter storage with charging points and a new lease upon completion. Regular social events help create a friendly and engaging atmosphere, making this an ideal choice for those seeking independent living with the added benefit of a supportive community setting.



Council Tax Band: B

- Ground floor retirement flat, over 60s
- Bright and spacious accommodation throughout
- Modern bathroom and double bedroom
- Excellent communal lounge and library space
- Service and Maintenance - £2942.00

- Being sold with no onward chain
- Open plan lounge and kitchen area
- Residents parking available, permit required
- Ground Rent - £220 per year
- New lease granted upon completion



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.



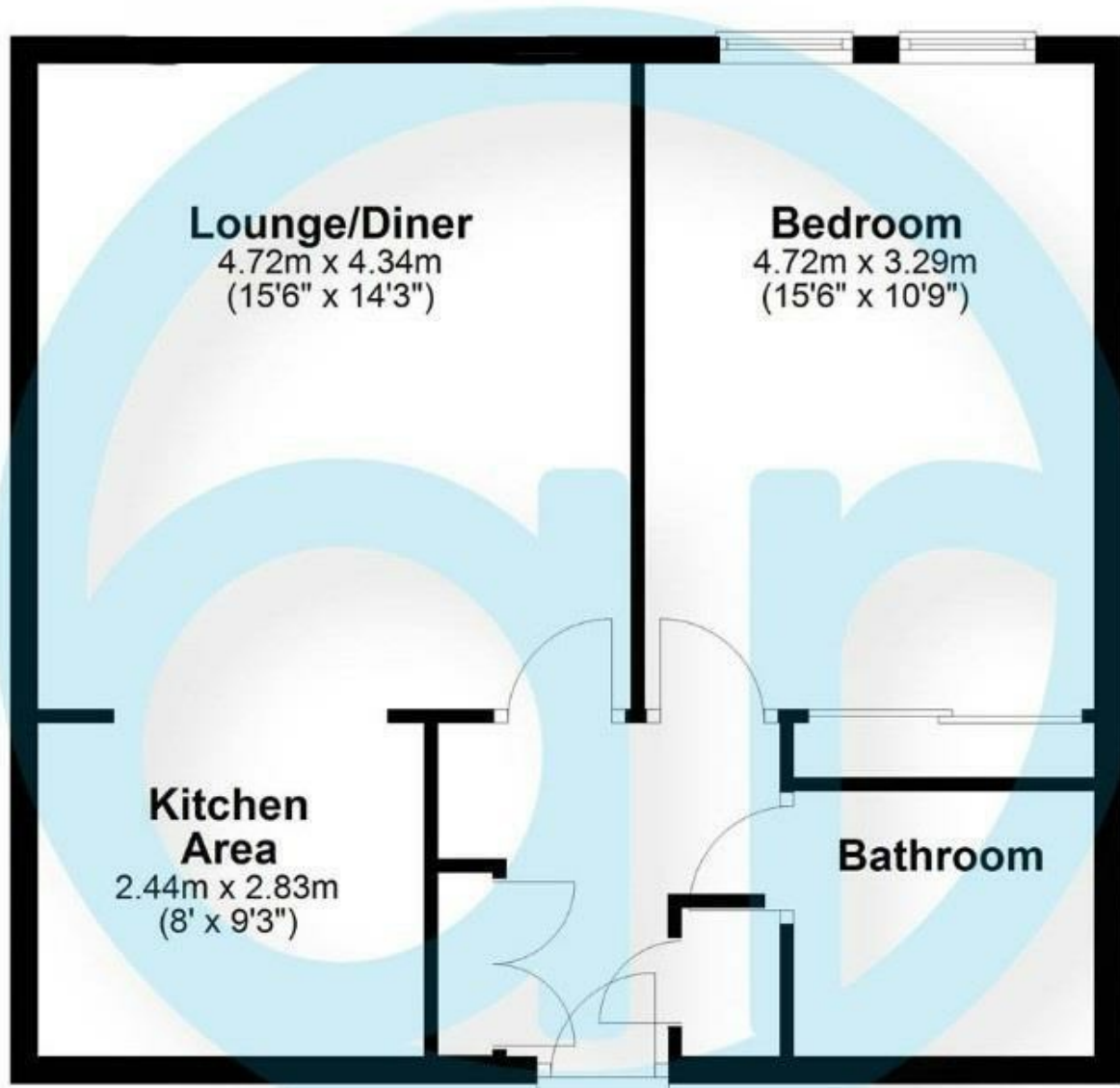
EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	73
(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	

# Floor Plan

Approx. 56.5 sq. metres (607.9 sq. feet)



Total area: approx. 56.5 sq. metres (607.9 sq. feet)

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