



South Street, Tarring, Worthing, BN14 7NJ

Asking Price £229,995

This well-presented second-floor flat offers bright, comfortable accommodation with an attractive outlook across the neighbouring park. The property is approached via a secure communal entrance and includes an entrance hall with useful storage, leading through to a spacious double-aspect lounge/dining room with Karndean flooring.

There are two good-sized bedrooms, with the main bedroom enjoying park views and fitted wardrobes, while the second bedroom also benefits from built-in storage. The contemporary kitchen includes an integrated dishwasher, gas hob, oven and space for a tall fridge/freezer. A modern bath/shower room is finished with fully tiled walls, a separate shower enclosure and heated towel rail.

Further benefits include double glazing, gas-fired central heating, well-maintained communal gardens and a newly granted 150-year lease. An excellent opportunity for first-time buyers, downsizers or investors, and internal viewing is highly recommended.

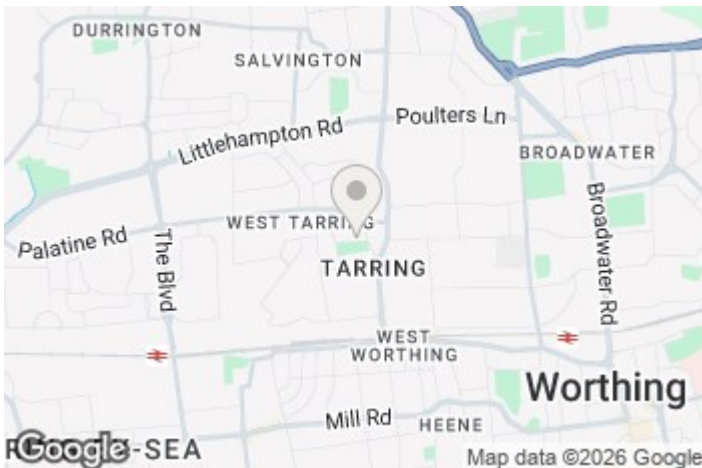


Council Tax Band: B

- Spacious double-aspect lounge and dining room
- Secure communal entrance with intercom system
- Built-in wardrobes to both bedrooms
- Building managed by Chanctonbury Estates
- Service and Maintenance Charge: £4250 per annum
- Contemporary fitted kitchen with integrated dishwasher
- Main bedroom with attractive park views
- Karndean flooring throughout principal living areas
- Leasehold with new 150 year lease
- Ground Rent: £250 per annum




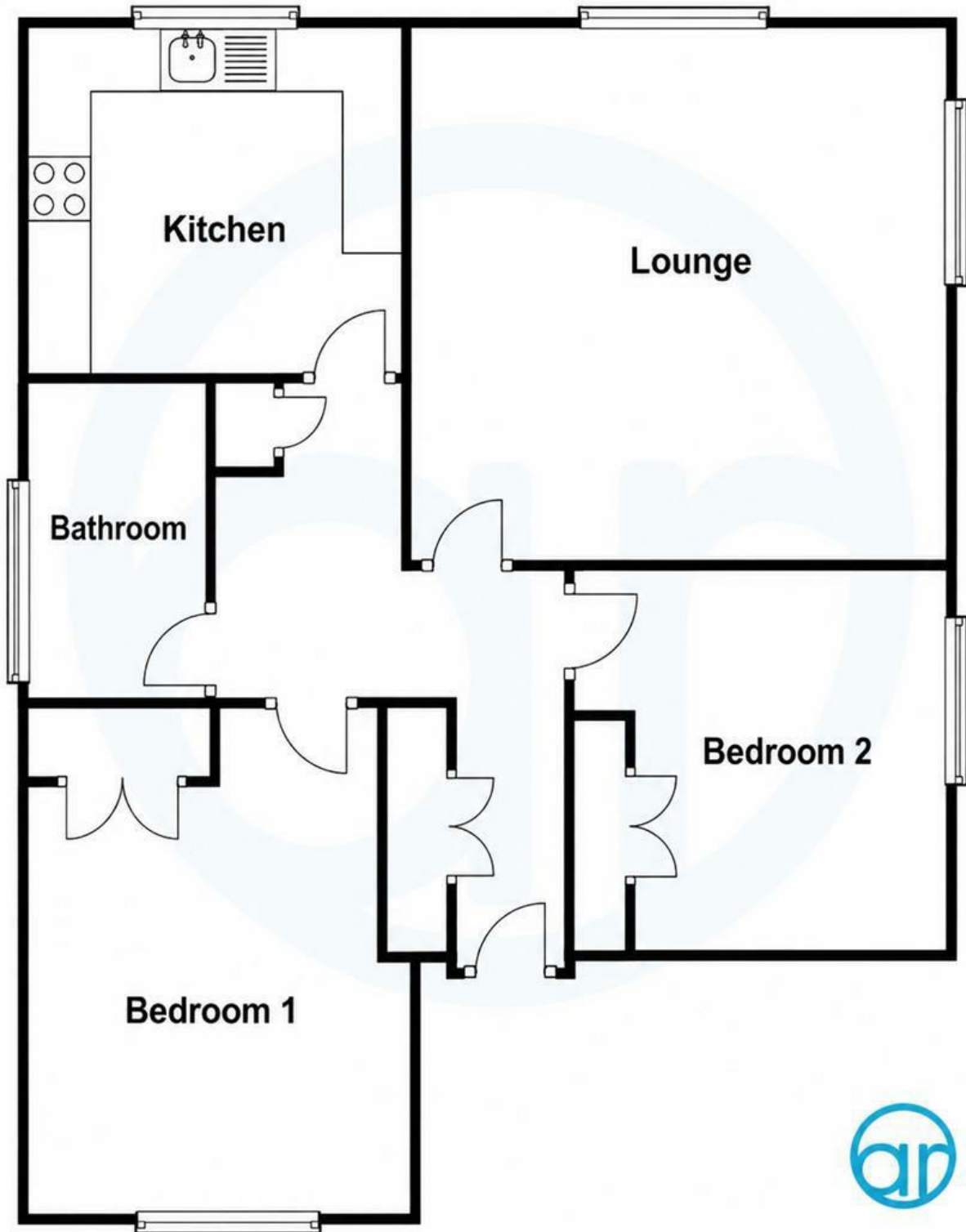
Worthing, a charming seaside town on the south coast of England, strikes a balance between Victorian elegance and contemporary energy. Its extensive pebble beach, historic pier and scenic promenade make for a quintessential coastal experience. A thriving cultural scene, including theatres, galleries 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:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



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