

15 Apsley Mews, Little High Street, Worthing BN11 1DH

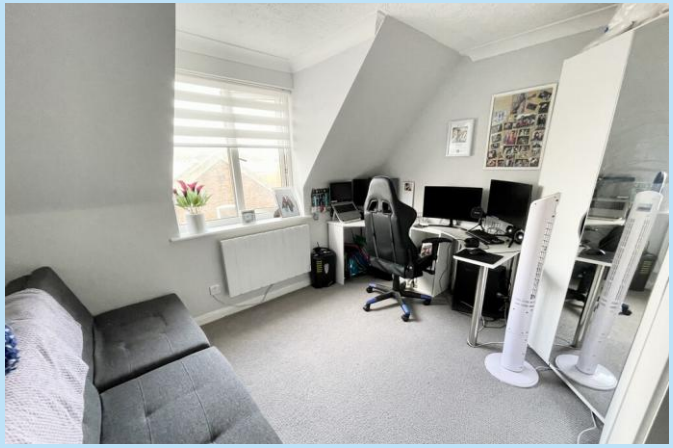
£210,000 Leasehold

HAWKE & METCALFE
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- **Spacious 2 Bedroom Flat**
- **Second (Top) Floor**
- **Modern Kitchen & Shower Room**
- **Large Lounge**
- **Electric Heating**
- **Close to Town Centre & Amenities**
- **Allocated Gated Parking**
- **Council Tax Band 'B'**
- **EPC Rating 'D'**







Located in the heart of Worthing town centre, this well-presented, purpose-built flat offers an exceptional blend of comfort, convenience, and security. Boasting two generously sized bedrooms, the property features a spacious lounge perfect for both relaxing and entertaining and the kitchen is fully fitted with integrated fridge/freezer and dishwasher. The modern shower room and WC are finished to a high standard, ensuring a contemporary and stylish feel throughout.

A security entry phone system provides added peace of mind, while double glazing and electric heating guarantee a comfortable living environment all year round. Residents will also benefit from allocated gated private parking, a rare advantage for this central location.

This desirable flat is situated just moments from Worthing's vibrant town centre, with its wide array of independent shops, restaurants, and cafés. The stunning West Sussex coastline is only a short stroll away, offering beautiful seafront walks and leisure activities. Worthing Hospital is conveniently close, making this property ideal for healthcare professionals or anyone seeking easy access to local amenities.

Experience a fantastic central Worthing lifestyle in a flat that perfectly combines modern living with superb location benefits. Arrange a viewing today to see all this property has to offer.

Service Charge £1,460.76 per annum
Ground Rent £110 per annum
The flat is currently held on a 125-year Lease from September 1989 with 87 years remaining. **New Lease on completion**.

Should a purchaser/s have an offer accepted on a property marketed by Hawke and Metcalfe, they will be required to complete an identity verification check to comply with the Anti-Money Laundering Regulations. A non-refundable fee of £45 (plus VAT) per purchaser is payable in advance before sales memorandum is issued.

The information and measurements contained within these details are for guidance only and do not form part of any contract. The mention of any appliance or heating system does not imply that they are necessarily in working condition.

Second Floor

Approx. 60.6 sq. metres (652.8 sq. feet)



Total area: approx. 60.6 sq. metres (652.8 sq. feet)

SECUITY ENTRYPHONE SYSTEM

STAIRS TO SECOND FLOOR

ENTRANCE HALL

LOUNGE
16' 2" x 11' 3" (4.93m x 3.43m)

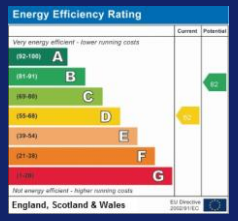
KITCHEN
11' 6" x 8' 5" (3.51m x 2.57m)

LARGE SHOWER ROOM/WC

BEDROOM 1
11' 6" x 11' 4" (3.51m x 3.45m)

BEDROOM 2
11' 1" x 10' 1" (3.38m x 3.07m)

PRIVATE GATED ALLOCATED PARKING
Number 15



The Property Ombudsman

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