MORRISSEYS
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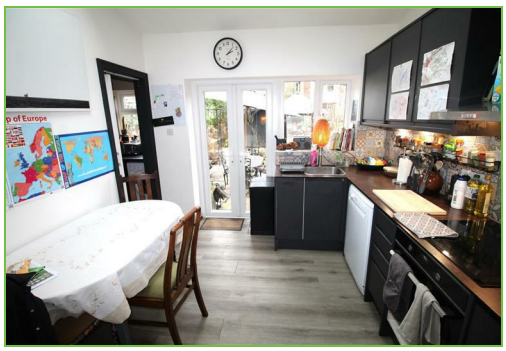
GFF, 3 Harrow Road, Worthing, West Sussex, BN11 4RB

Asking Price £289,950

Morrisseys are delighted to offer this exceptionally well presented ground floor garden flat in this attractive period house. Situated in this wide tree lined road, the well planned accommodation comprises entrance hall, lounge with period style open fireplace, extended kitchen/breakfast room, two double bedrooms plus bedroom 3/study, family bathroom with a stylish white suite. Gas central heating is installed and the flat retains a number of period style features and open fireplaces. Keen gardeners will adore the delightful landscaped rear garden that enjoys a favored westerly aspect. The flat is being sold with the bonus of a share in the freehold and the remainder of a long lease.







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Entrance Hallway

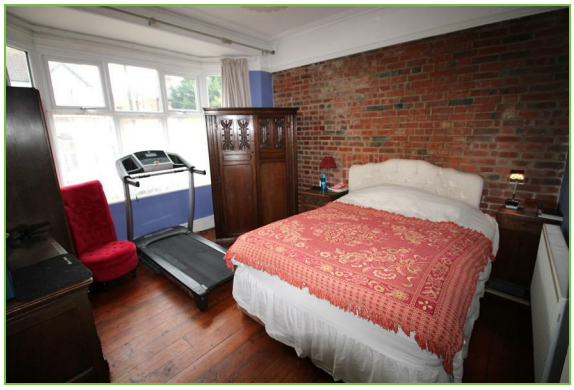
Front door to communal hallway with door to entrance hall, wood floor boards, useful under-stairs store cupboard, plus further cloaks cupboard, feature stained glass window, picture rail and ceiling coving.



Living Room`

15'7 x 10'8 (4.75m x 3.25m)

Spacious reception with tall ceilings and wood floor boards, having a feature fire surround with inset open fireplace and hearth. Radiator. sliding door and internal windows overlooking your kitchen, bi-folding door leading to:



Internal lobby

Storage cupboard and a double glazed window, doors leading to bedroom 3/study and the bathroom.

Kitchen/breakfast room

9'9 x 9'2 (2.97m x 2.79m)

A range of wall and base units with work surfaces incorporating a stainless steel sink unit with cupboard under. Built in Electrolux induction hob with oven under and stainless steel extractor hood over, space for dishwasher and decorative splash back tiled surround. Radiator, under cupboard lighting, double glazed windows and doors overlooking the rear gardens. Two Velux windows to the vaulted ceiling with inset ceiling spot lighting. Bi-folding door to:



Utility room

Work surfaces, wall units plus further cupboard housing the combination gas boiler, consumer unit, double glazed window overlooking the rear garden and plumbing for washing machine.

Bedroom One

14'1 into bay x 12'1 (4.29m into bay x 3.68m)

Wood floor boards, radiator, double glazed windows to the bay window, exposed brick wall with an open fireplace, picture rail and ceiling coving.



Bedroom Two

10'4 into recess x 10'9 (3.15m into recess x 3.28m)

Wood floor boards, radiator, double glazed window with a south aspect, cupboard housing electric meter and a picture rail.

Bedroom 3/study

9'7 x 5'8 (2.92m x 1.73m)

Wood floor boards, radiator, built in shelving and book case, double glazed window to side and ceiling rose.



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Bathroom

A modern white suite comprising paneled bath with mixer tap with shower attachment, glass shower screen, pedestal wash basin, low level wc, tiled surround, double glazed window, heated towel rail and ceiling spot lighting.

Rear Garden

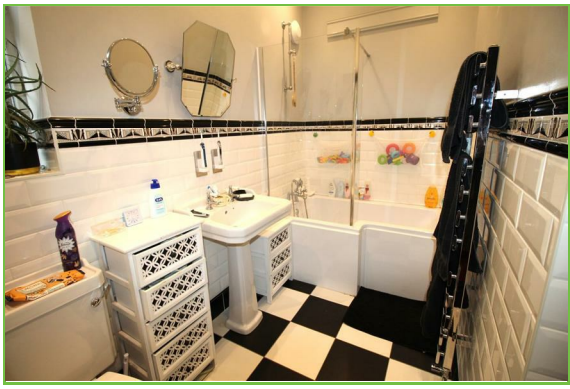
A beautiful landscaped westerly rear garden, flagstone paving with an array of mature trees, plants and shrubs, feature brick built seating area & brick built pond, outside lighting, green house, large timber shed and secure side access

Agents note

Share in the freehold
Lease: Remainder of a 999 year lease
External maintenance is shared with the upstairs apartment.
No ground rent

Disclaimer

MORTGAGE ADVICE - MORRISSEYS ARE ABLE TO OFFER INDEPENDENT ADVICE AT COMPETETIVE RATES NB: No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. Room Measurements Are Given For Guidance Only And Should Not Be Relied Upon When Ordering Such Items As Furniture, Carpets Or Appliances. No liability is Taken for any Error, Omission or Misstatement. The Agents Have Not Tested Any Apparatus, Equipment, Fittings Or Services So Cannot Verify That They Are In Working Order. A party Must rely on its own Inspections and the Buyer Is Advised To Obtain Verification From Their Solicitor Or Surveyor on the Freehold/leasehold status of the property. MORRISSEYS OFFER A FULLY COMPREHENSIVE LETTING SERVICE AND ARE ABLE TO ADVISE YOU FREE OF CHARGE THE APPROXIMATE RENTAL VALUE OF THIS PARTICULAR PROPERTY. VIEWING STRICTLY BY APPOINTMENT WITH MORRISSEYS.









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