



Newbury Road  
Worth, West Sussex RH10 7SN

**£249,950**



Astons are delighted to market this stylish and spacious two double bedroom top floor apartment located in the highly sought after residential area of Worth, within 0.8 miles of Three Bridges mainline train station and within close proximity of local amenities. Inside this flat consists of a light and airy lounge/dining room, a generously sized fitted kitchen, two double bedrooms, the master boasting an en-suite, a fitted bathroom and ample storage. Additional benefits include upvc double glazing, gas central heating, generous loft space storage, allocated parking and visitor bays. EPC Rating C (71). Council Tax Band C.



### Hallway

Front door, radiator, coving, access to storage cupboard, airing cupboard and loft space, doors to:

### Lounge/Dining Room

15'6 x 11'8

Double glazed windows to front aspect, radiator, coving, double glazed french doors to front aspect, opening to:



### Kitchen

8'8 x 8'11

Range of units at base and eye level, space, power and plumbing for washing machine, dishwasher and fridge-freezer, integrated oven with four ring gas hob, stainless steel sink with mixer-tap and drainer, wall mounted gas fire boiler, roll top worksurfaces, vinyl flooring, radiator, coving, part tiled walls.



### Bathroom

Suite consisting of w/c, wash hand basin with mixer-tap and pedestal, panel enclosed bathtub with mixer-tap, walk in shower with shower unit, extractor fan, radiator, part tiled walls, tiled flooring.



### Bedroom One

12'10 x 11'9

Double glazed window to rear aspect, coving, radiator, access to in-built wardrobe, door to:



### En-Suite

Suite consisting of w/c, wash hand basin and pedestal, walk in shower with shower unit, radiator, extractor fan, tiled floor, part tiled walls.



### Bedroom Two

14'4 x 8'6

Double glazed window to front aspect, radiator, coving.







been made. We are unaware whether alterations to the property have necessary regulations or approvals.

**Referral Fees** - We offer our customers a range of additional services, none of which are obligatory, and you are free to use service providers of your choice.

Should you choose a provider recommended by Astons, we will receive the following fees with the addition of VAT at the prevailing rate

Conveyancing - Lewis & Dick £150 per transaction

- Open Convey panel £150 per transaction

Mortgages - Finance Planning Group procurement fees from mortgage lenders which vary by lender. Customers will receive confirmation of these fees upon instruction and again as soon as the exact amounts are known.

### Allocated Parking

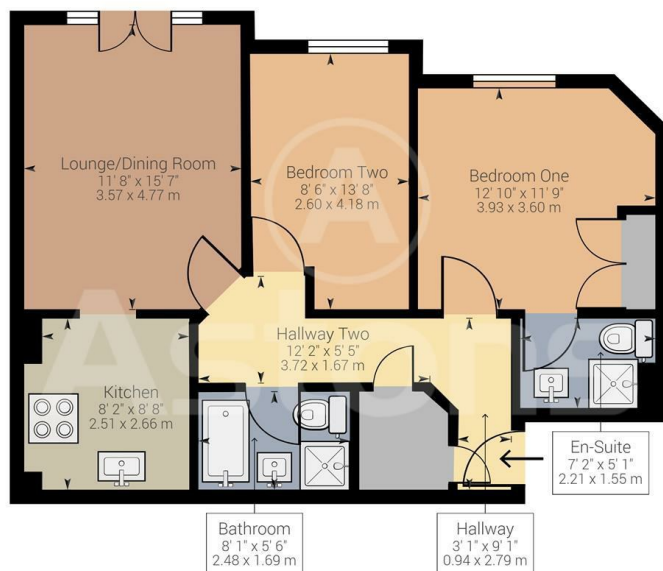
One allocated parking space and ample visitor bays available.



### Disclaimer

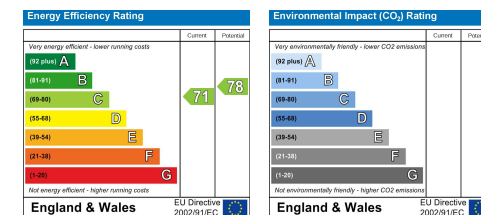
Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has





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Approximate net internal area: 714.15 ft<sup>2</sup> / 66.35 m<sup>2</sup>  
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.



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