



## Pilgrims Walk, Worthing, BN13 1RJ

Asking Price £130,000

Being sold with no onward chain, this well-presented first-floor studio flat offers its own private entrance, allocated parking and excellent storage, making it an ideal first purchase or investment.

The property has been updated and improved by the current owner and now provides comfortable and practical accommodation ready to move into. The bright open-plan living space benefits from built-in storage and a large window allowing plenty of natural light. The fitted kitchen provides ample cupboard and worktop space, while the modern bathroom is well appointed with useful vanity storage.

Further benefits include no service charge, a peppercorn ground rent and access to a generous loft space providing additional storage.

The property is conveniently situated close to local shops and amenities and within easy reach of West Worthing railway station, making it ideal for commuters and those looking for a well-located and low-maintenance home.



Council Tax Band: A

- Leasehold with approx. 954 years remaining
- Ground Rent – Annual Peppercorn
- Well presented throughout
- Modern fitted kitchen and bathroom
- Convenient for West Worthing station

- Service and Maintenance Charge – £0
- Being sold with no onward chain
- Private entrance and allocated parking
- Close to local shops and amenities
- Ample storage including loft access



Worthing, a picturesque seaside town on the south coast of England, exudes a unique charm with its blend of Victorian elegance and contemporary vitality. Known for its extensive pebble beach, historic pier, and well-maintained promenade, Worthing offers residents and visitors alike a captivating coastal experience. The town's vibrant cultural scene is enriched by theatres, art galleries, and frequent events, creating a lively atmosphere. With its beautiful parks, such as Beach House Park and Highdown Gardens, Worthing provides green spaces for leisure and relaxation. The town's bustling town centre features a diverse array of shops, restaurants, and entertainment venues, contributing to its reputation as a welcoming and thriving community. Worthing's accessibility, rich history, and scenic beauty make it a sought-after destination for those seeking a coastal haven with a perfect blend of tradition and modernity.

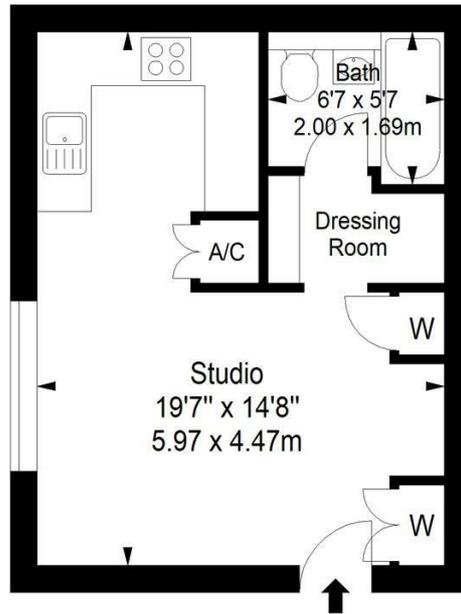


EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## First Floor



Approximate gross internal floor area 26.7 sq m/ 287.4 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.  
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