



Gainsborough Avenue | Broadwater | Worthing | BN14 8QR

£285,000



Jacobs Steel are delighted to offer for sale this rarely available and deceptively spacious ground floor garden apartment and is positioned in a sought after residential location close to shops and amenities. This immaculately presented property boasts a private west facing garden and comprises two double bedrooms, dual aspect lounge/diner, modern fitted kitchen & bathroom, garage and off road parking.

Key Features

- Ground Floor Garden Apartment
- Two Double Bedrooms
- Dual Aspect Lounge/Diner
- Modern Fitted Kitchen & Bathroom
- Immaculately Presented Throughout
- Private West Facing Rear Garden
- Long Lease & Low Outgoings
- Private Garage & Allocated Parking Space
- Sought After Residential Location
- Close To Shops & Amenities



2 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

A covered porch to the front of the property provides a convenient space to escape the weather with a private front door opening to the generously sized entrance hallway. This welcoming space has doors to all rooms along with a storage cupboard. Positioned to the front of the property with a large bay window and dual aspects is the spacious lounge/diner. Measuring 15'10" x 13'10" with east and south aspects this is a light, airy room with plenty of space for lounging and dining. There is modern kitchen which also has dual aspects and has been fitted with an array of matching floor and wall mounted units, laminate work surfaces and space and provisions for white goods. A door leads to a rear lobby that is currently used as a utility room and in turn offers direct access to the feature west facing private rear garden. Both bedrooms can comfortably fit double beds with the large master bedroom measuring 11'9" x 13'2". The bathroom has been fitted with a full white suite including a bath with shower over and hand was basin with a separate toilet positioned adjacently.

EXTERNAL

The property boasts a private west facing rear garden that can be accessed directly from the apartment. This sunny space has an area laid to decking and one of lawn with fences enclosing all sides. There is a side gate that leads to a private allocated parking space and brick built garage.

LOCATION

In the popular Broadwater area and within easy reach of local shops and amenities. Within easy access to the A27 this property is ideal for commuters to London and Brighton. Worthing town centre and the seafront with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is approximately 2 miles away. The nearest station is approximately 1.2 miles away. Bus services run nearby.

Tenure Leasehold

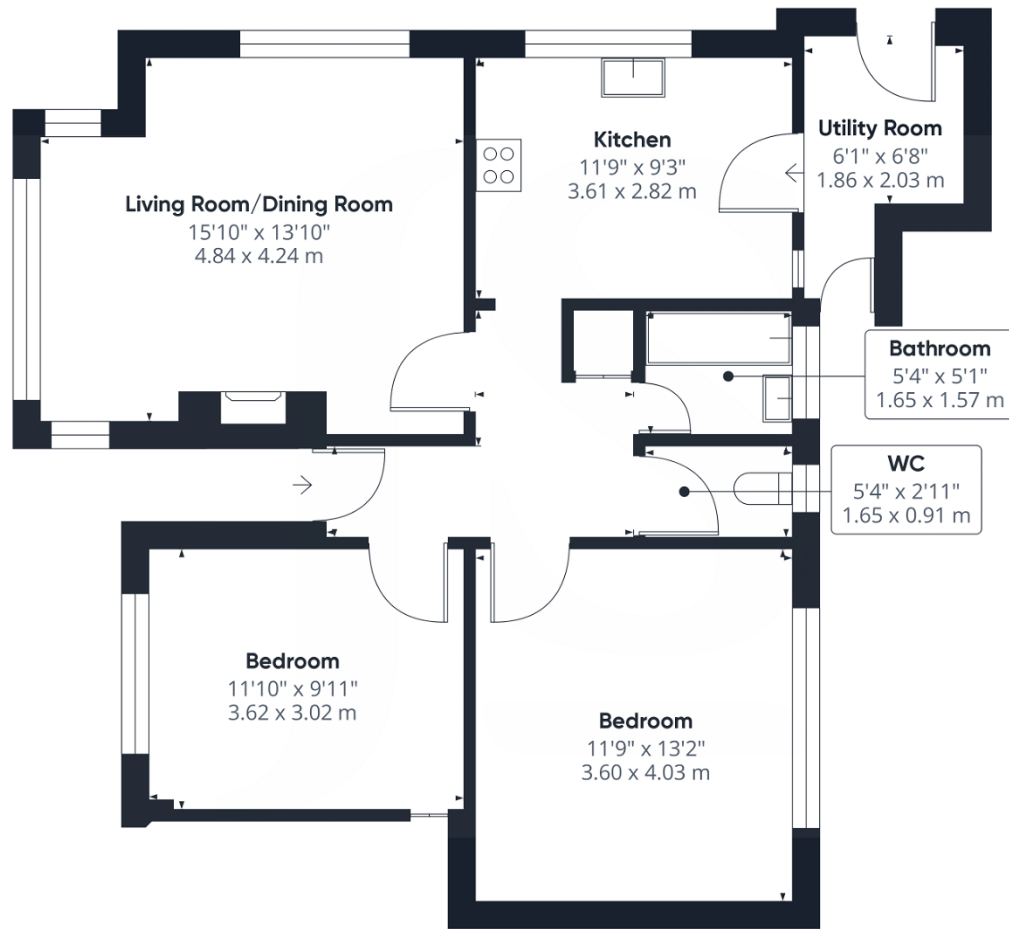
Lease Length: Approximately 952 Years Remaining

Maintenance: £1000 per annum

Ground Rent: £60

Council Tax Band B





Property Details:

Floor area *as quoted by EPC: tbc SqFt

Tenure: Leasehold

Council tax band: B

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.