

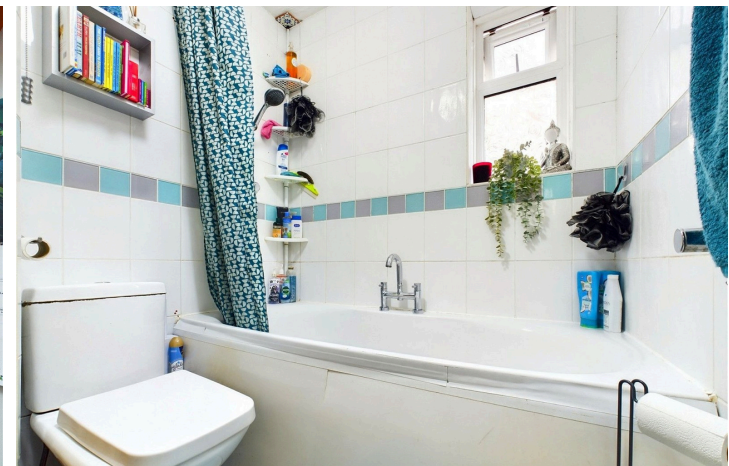


St Matthews Road | Worthing | BN11 4AU
Offers Over £325,000





Jacobs Steel are pleased to offer for sale this delightful ground floor garden apartment which forms part of a classy Victorian conversion. The property benefits from two double bedrooms, modern three piece bathroom suite, open plan lounge and kitchen accompanied by a private rear garden. Further benefits include a 50% share of the freehold and a suited onward chain.



Key Features

- Ground Floor Garden Apartment
- Two Delightful Double Bedrooms
- Open Plan Kitchen and Lounge
- Modern Family Bathroom Suite
- Private Rear Garden with Rear Access
- Excellently Presented Throughout
- Sought After Poets District
- Share Of Freehold
- Vendor Suited
- Close To Shops, Amenities, Parks & Mainline Train Station



2 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

The communal entrance leads in turn to the private flat door and hallway allowing access to all principle rooms and offers plenty of storage options for hanging coats. Towards the front of the property is the master bedroom with feature bay window which overlooks the front garden and tree lined park. This bedroom, along with a large portion of the apartment, is graced by exposed original floorboards. A second double bedroom measures 12' x 9'3" and overlooks the side return to the garden. The three piece bathroom suite is modern by design with a bath with shower over, wash hand basin with vanity storage and w/c. The hub of this home is the open plan lounge and kitchen to the rear of the property. The living room area measures 16' 1" x 10' and benefits from a west facing window to allow for plenty of natural light and a uPVC door allowing access to the private rear garden. The modern fitted kitchen benefiting from underfloor heating sits alongside the living space and offers a plethora of cabinetry with contrasting oak effect worktops, integrated over and hob with space and provisions for further appliances. This area is also flooded with natural light as it benefits from another west facing window, accompanied by a roof lantern and patio doors giving a second point of access to the rear garden.

EXTERNAL

The front garden is enclosed by a flint fronted brick wall and has the benefit of being low maintenance with some added shrubbery to add to the privacy of the property and a pathway leads to the communal front door. To the rear, a private and intimate garden awaits enclosed by a brick with additional fencing and a gate allowing rear access. The garden requires little maintenance having been mainly laid to lawn and AstroTurf, with a few flowers and shrubs along the boarded.

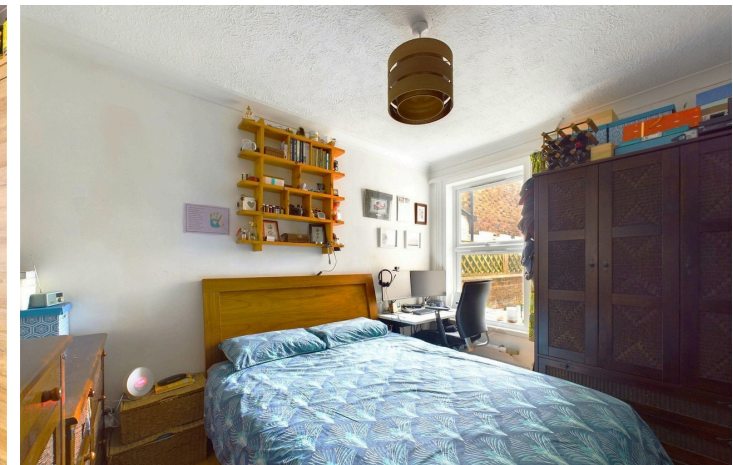
LOCATION

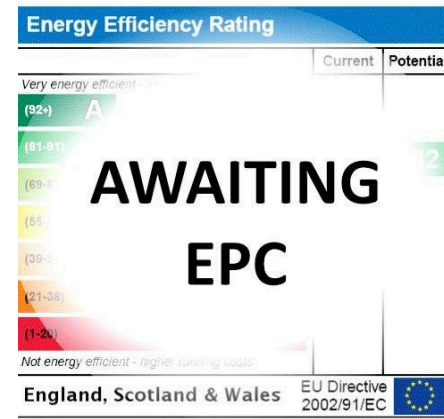
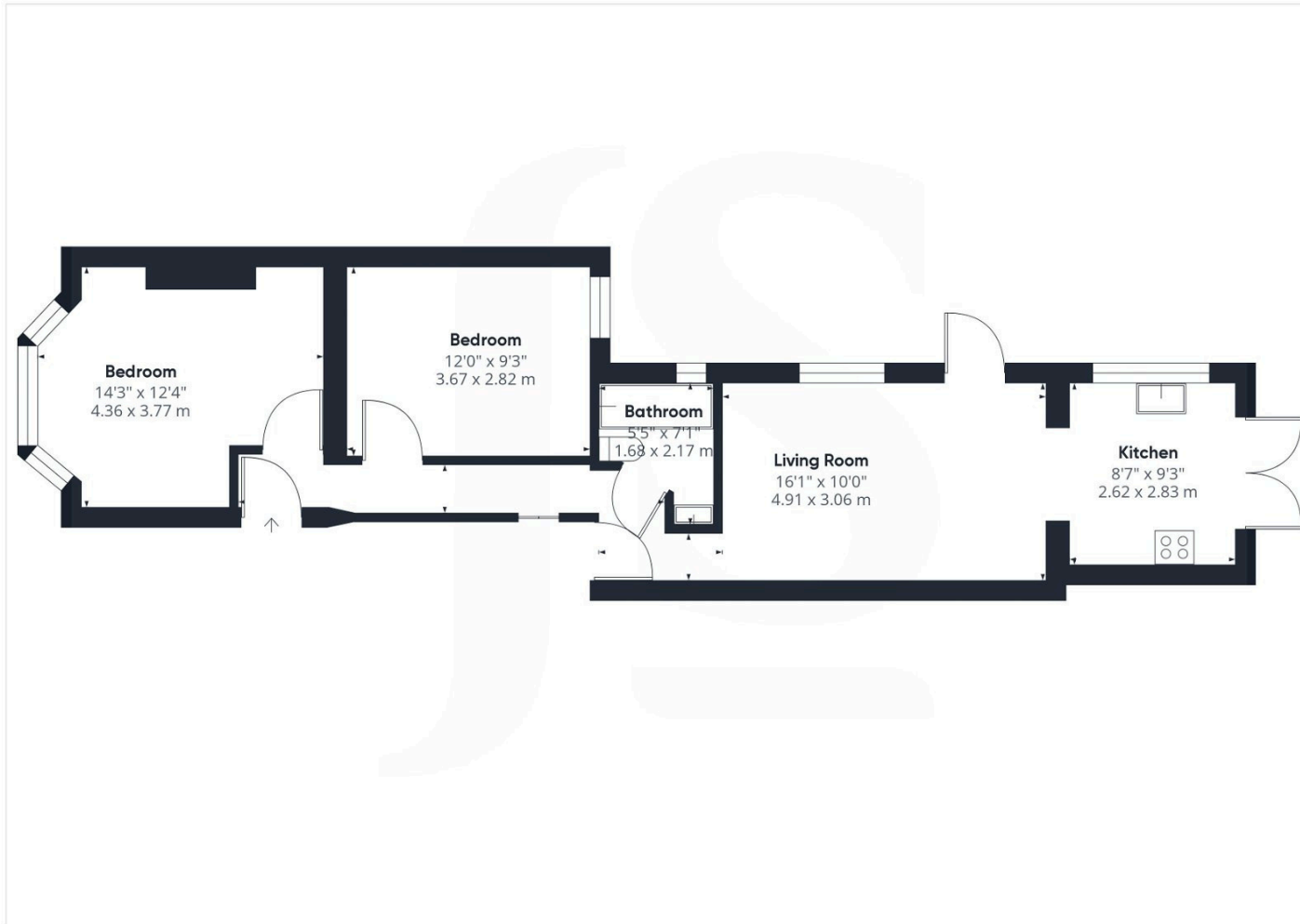
Located in the popular Poets District of Worthing, the property overlooks Victoria Park and is 0.5 miles to Worthing train station. Bus routes run along adjoining Cowper Road & Tarring Road and there are convenience stores close by on Tarring Road. Worthing town centre with its comprehensive shops, restaurants and theatres is approximately 0.6 miles away.

Tenure - Share of freehold

Lease length - remainder of a 999 year lease

Maintenance - Split 50/50 with the first floor flat on an 'as and when' basis





Property Details:

Floor area *as quoted by EPC: tbc

Tenure: Share of Freehold

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.