



Mill House Gardens, Mill Road, West Sussex, BN11 4NE
Offers Over £325,000



We are delighted to be able to offer a first floor apartment to the market that has been recently refurbished. The property offers a private entrance, two double bedrooms, two bathrooms, good size lounge and fitted modern kitchen. The apartment also benefits from a tandem garage and is close to local shopping facilities. CHAIN FREE.



Key Features

- First Floor Apartment
- Private Entrance
- Two Double Bedrooms
- Two Bathrooms
- Good Size Lounge
- Modern Kitchen/ Breakfast Room
- Tandem Garage
- Goring Road Shopping Facilities Nearby
- Close to Local Bus Routes
- Long Lease & No Onward Chain



2 Bedrooms



1 Bathrooms



2 Reception Room

INTERNAL

Private entrance with stairs rising to the first floor, door leading into the entrance hall. The property offers two very good size bedrooms both benefitting from built in wardrobes. There are two good size bathrooms. One of the bathrooms offers a bath with glass screen and shower above, wash hand basin with vanity unit below and WC. The second bathroom offers bath, wash hand basin and WC. The lounge benefits from a double glazed bay sash window and blinds. The modern re-fitted kitchen/ breakfast room comprises of wall and base units with integrated slimline dishwasher, washing machine, fridge/ freezer, built in double oven, gas hob and sink drainer.

EXTERNAL

The development has attractive communal gardens which have a variety of mature shrubs, trees and plant borders. There is a double length garage which measures 30'0ft x 8'3ft and automatic up and over garage door.

LOCATION

In this popular Roffey mews development off Mill Road, positioned only 0.4 miles to West Worthing train station. Bus stops run along Mill Road and local shops, banks and eateries can be found in the West Worthing high street approximately 0.5 miles away. Worthing town centre with its comprehensive shops, restaurants and theatres is approximately 1 mile away.

TENURE

Leasehold: 157 years remaining

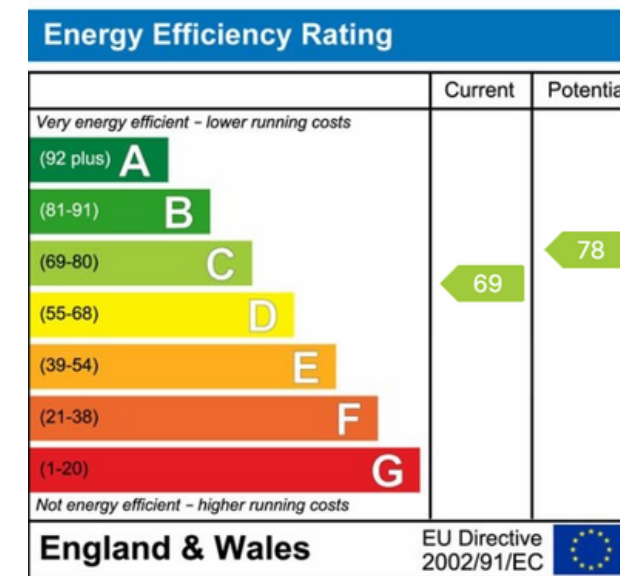
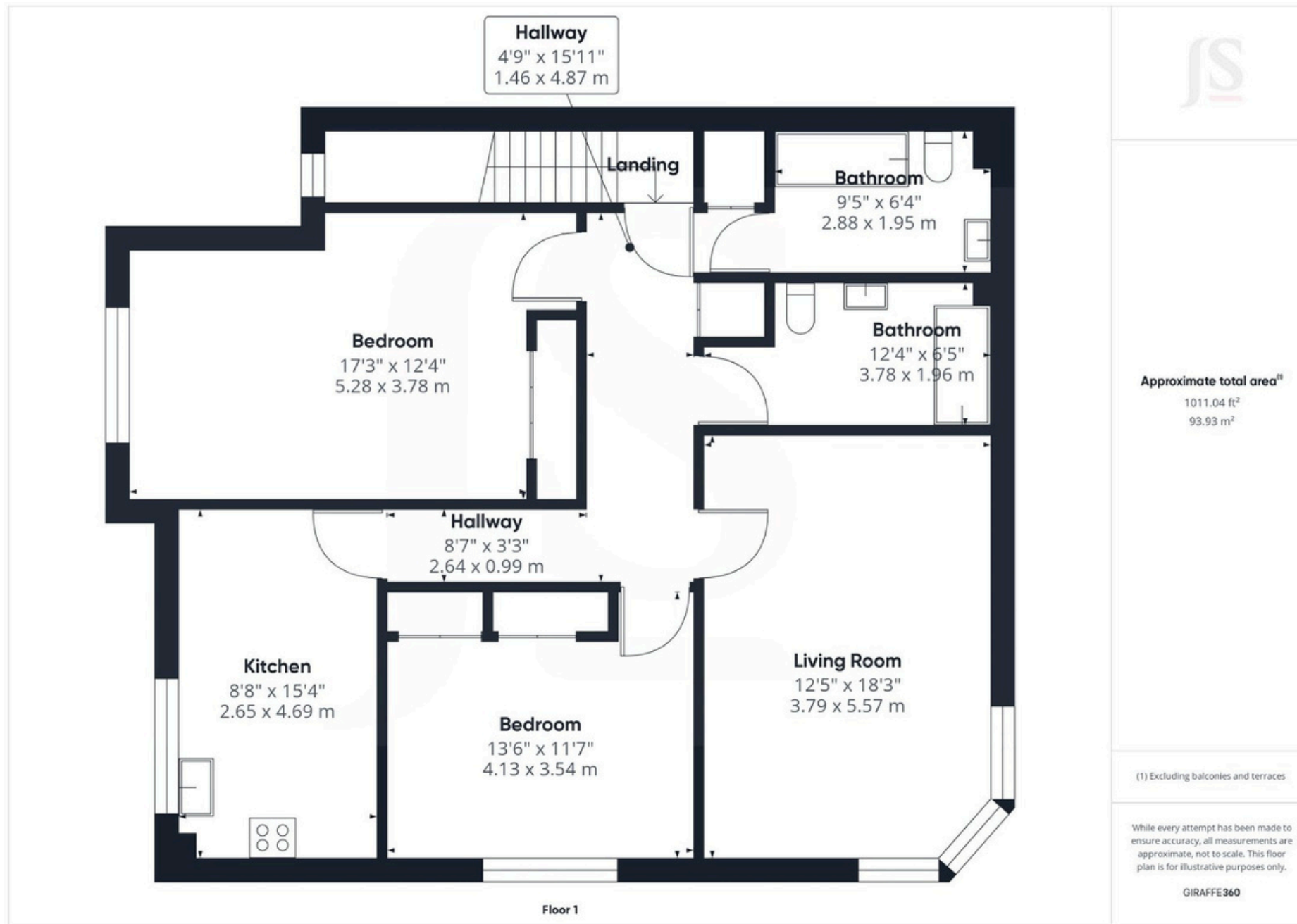
Service Charge: £tbc

No Ground Rent

Council Tax Band

C





Property Details:

Floor area (as quoted by EPC): 98 sqm

Tenure: Freehold

Council tax band: F

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.