



Boundary Road, Worthing, BN11 4LN
Offers Over £350,000



We are delighted to offer for sale this well appointed and spacious three bedroom ground floor garden flat with private South facing garden and period features. The property is in a great location situated in West Worthing less than half a mile to the sea front and just under a mile to Worthing Town centre and a vast array of shops, restaurants and bars.



Key Features

- Three Bedrooms
- Ground Floor
- Garden Flat
- Period Features
- Bathroom with Shower
- Wooden Flooring
- Gas Central Heating
- Modern Kitchen
- Half a Mile to Beach
- Bus Routes Nearby



2 Bedrooms



1 Bathrooms



1 Reception Room

INTERNAL

Entry into hallway with stripped wood flooring which then flows through the majority of the apartment, large storage cupboard and feature bay window. Good size lounge with South facing bay window, open fire and decorative surround. Principal bedroom with fitted wardrobes, bay window and fireplace. Two further bedrooms, tiled bathroom with short roll top bath, separate corner shower cubicle and sink with storage underneath, separate W.C with small hand basin. Fitted kitchen with white gloss units and black stone worktops, butler sink, breakfast bar and space for a range cooker (included in sales price). French doors open out from the kitchen onto a communal garden to the rear. The property has been tastefully decorated to provide a traditional ambience to compliment some of the period features, viewing is recommended to appreciate the style and space available.

EXTERNAL

The property features a private South facing garden which is enclosed and benefits from a patio area, wooden built in seating area, mature shrubs and trees and garden shed. The property also has use of the communal garden to the rear.

LOCATION

On Boundary Road, Worthing seafront is less than half a mile away and the closest train station is West Worthing positioned 0.7 miles at the top of Grand Avenue. Regular bus routes run along Grand Avenue and Rowlands Road shopping facilities offers convenience stores, bars and eateries which are 0.25 miles away. Worthing town centre with its comprehensive shops, restaurants and theatres is approximately 1 mile away.

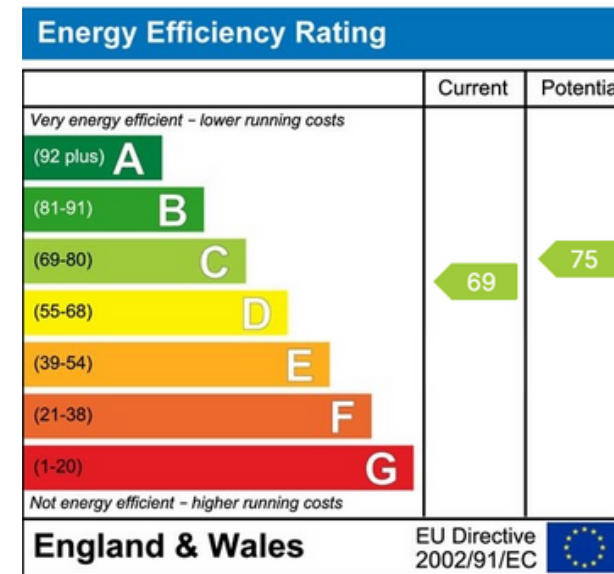
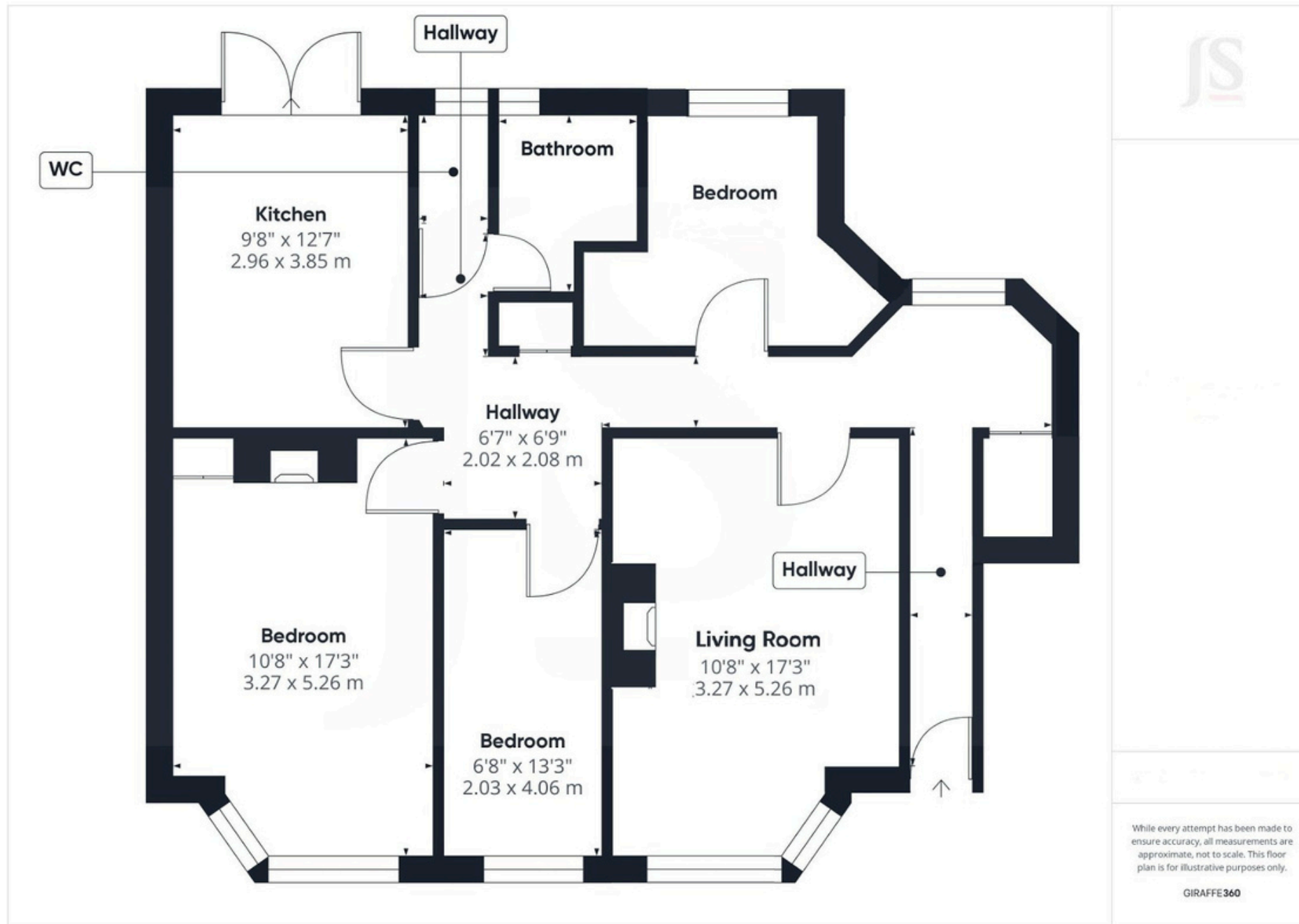
TENURE

Leasehold 932 years remaining
Maintenance as and when required, peppercorn ground rent, insurance £400 PA

COUNCIL TAX BAND

B





Property Details:

Floor area (as quoted by EPC: 86 sqm)

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.