



Charlecote Road | Worthing | BN11 1LX
Offers Over £235,000





We are delighted to offer for sale this well presented and uniquely positioned ground floor garden apartment positioned on this popular and quiet residential road close to local shops, amenities, mainline train station and seafront. The property boasts two double bedrooms, south facing lounge, newly fitted kitchen, contemporary bathroom, private rear garden and is sold with a share of the freehold.



Key Features

- Ground Floor Garden Apartment
- Two Double Bedrooms
- South Facing Bay Fronted Living Room
- Newly Fitted Modern Kitchen
- Contemporary Bathroom
- Long Lease & Low Outgoings
- Private Rear Garden
- Central Location
- Ideal First Time Buy Or Investment
- Close To Local Shops, Amenities & Mainline Train Station



2 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

The communal front door to this beautiful period conversion opens to the well kept communal area, where you will find the private front door to the property. Spanning the entire ground floor this well sized apartment boasts its own private garden, recently fitted kitchen and bay fronted living room. The lounge is positioned at the front of the property and measures a generous 12'3" x 11'7", facing south makes this a light and airy room throughout the year. The kitchen has been fitted with an array of modern shaker style wall and floor mounted units, topped with high quality marble style worktops to create a smart contemporary finish. Both bedrooms can comfortably fit a large double bed alongside various other furniture, with the main bedroom measuring a sizeable 12'2" x 10'2". This room boasts direct access out onto the private courtyard garden via double glazed French doors. The bathroom is has been fitted with a three piece white suite, including a bath with overhead shower, toilet and hand wash basin.

EXTERNAL

The property benefits from a private rear garden that is directly accessible from the apartment. It is primarily laid to paving with walls enclosing creating a private, secluded space.

LOCATION

Situated Within 850 metres from the Worthing mainline station, this well presented family home is positioned conveniently close to transport links and local amenities. The property sits within 500 metres of the seafront and Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is 100 metres away.

Tenure: Share Of Freehold

Lease Length: 997 years

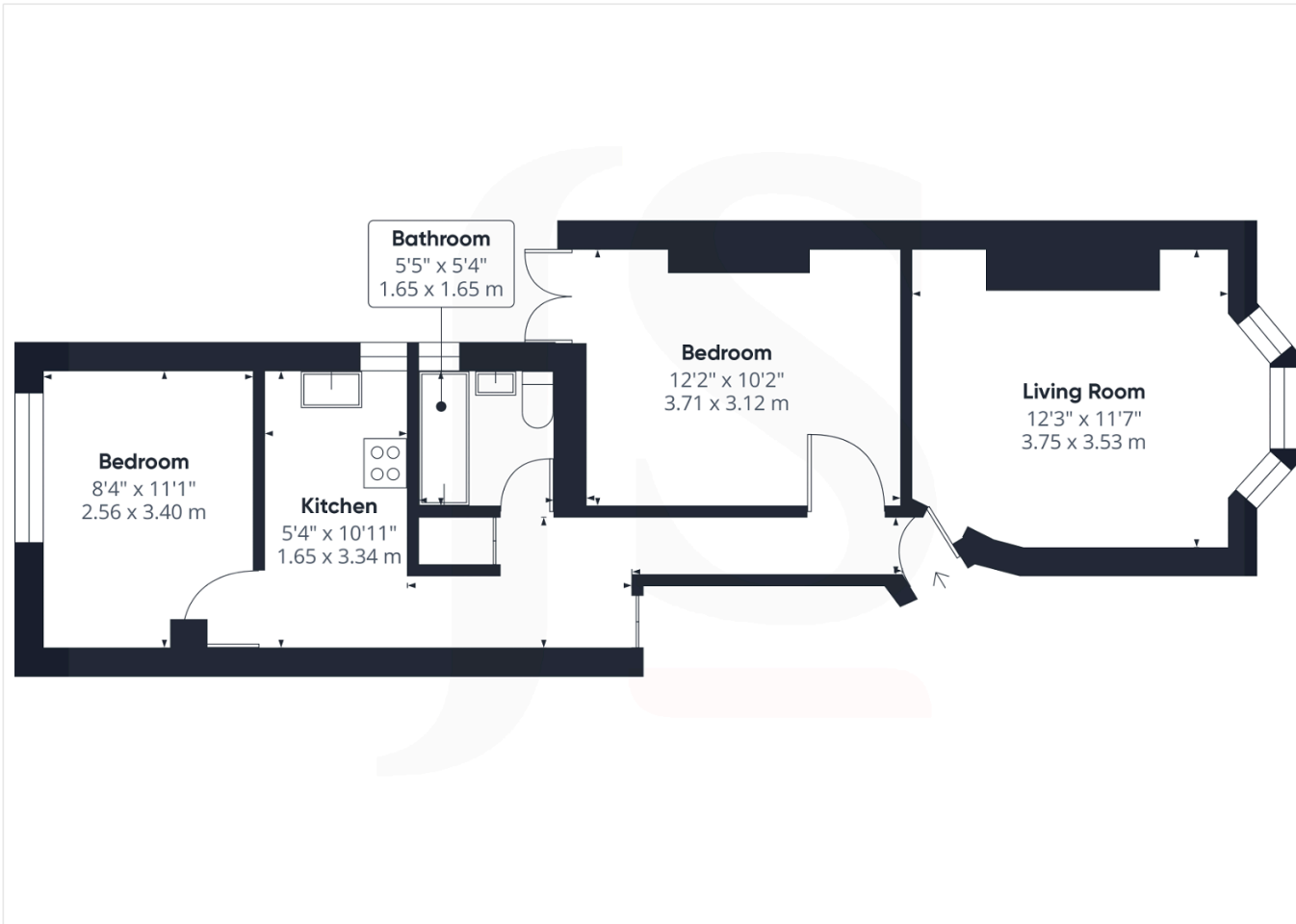
Maintenance: 50% Share Of Work - As & When Required

Ground Rent: N/A

Council Tax Band B



To book a viewing contact us on: 01903 206000 | worthing@jacobs-steel.co.uk | jacobs-steel.co.uk



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	72	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Property Details:

Floor area *as quoted by EPC: 592 SqFt

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.