



Hurst Avenue, Worthing, BN11 5NZ  
Asking Price £350,000



We are pleased to be able to offer a ground floor, garden flat to the market. The property offers two bedrooms, large lounge/ dining room, bathroom, separate WC, kitchen and conservatory. The apartment benefits from a west facing rear garden, garage and off road parking. Planning permission granted to extend the kitchen and create a kitchen diner.



## Key Features

- Ground Floor Garden Apartment
- Two Bedrooms
- Lounge/ Dining Room
- Kitchen
- Modern Bathroom & Separate WC
- Garage With Off road Parking for Two Cars
- Landscaped Private Rear Garden
- Close to Local Shopping Facilities
- Share of Freehold & Long Lease



**2 Bedrooms**



**1 Bathrooms**



**1 Reception Room**

### INTERNAL

Private front door leading into the entrance which offers access to all rooms, and storage cupboard. The lounge/ dining room offers a bay fronted window with original wooden parquet flooring and access to a good size storage cupboard. The kitchen offers wall and base units with spaces for all appliances, sink, drainer, hob, eye level oven, larder, door leading out to the conservatory. The current vendors do have planning permission to extend the kitchen, please ask for more information. The conservatory has double doors leading out to the rear garden. The primary bedroom offers a bay fronted window with sliding doors out to the rear garden. Bedroom two benefits from built in wardrobes. The bathroom comprises of tiled flooring, wash hand basin with hand made timber vanity unit, mirror with light surround, step up to the walk in shower with glass screen and waterfall shower head, freestanding bath with freestanding taps and shower attachment. The bathroom also benefits from access to the airing cupboard. The WC is separate and is located at the end of the hallway.

### EXTERNAL

To the front there is a pathway with steps up to the front door. The front has been laid to lawn with patio area, shrub borders and wall surround. The rear garden is west facing and has been recently landscaped. Timber raised sleepers housing an array of plants including, including raspberries, strawberries, red & white grapes, asparagus and olive tree. Timber bench attached to one of the raised sleepers, timber gate giving access to the off road parking. The property also benefits from garage with power, up and over door and off road parking for two cars in front of the garage.

### LOCATION

In the desirable Hurst Avenue, the property is positioned in a quiet road close to West Worthing seafront and 0.7 miles from West Worthing train station. Bus routes run on close by Grand Avenue and Mill Road and West Worthing high street with its eateries, convenience stores, banks and pharmacy is 350 yards away. Worthing town centre with its comprehensive shop, restaurants and theatres is approximately 1.5 miles away.

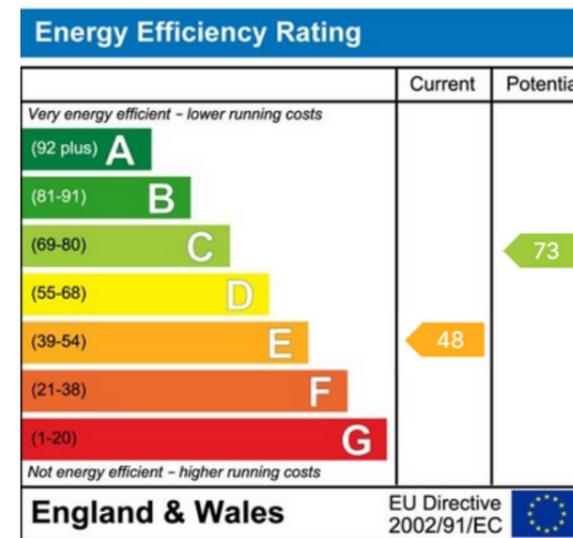
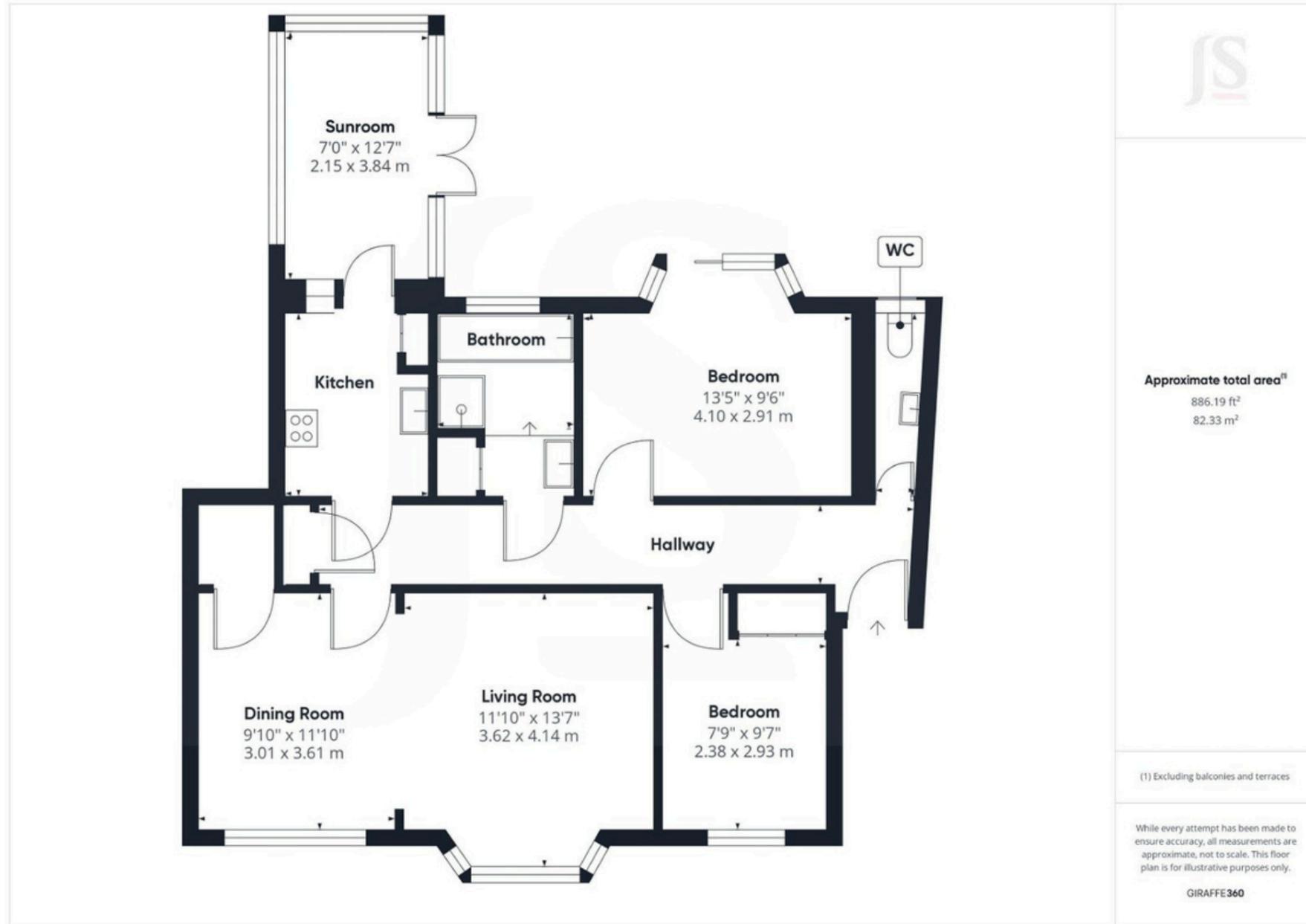
### TENURE

Share of Freehold

Lease: Remainder of a 999 year lease.

Service Charge: As an when, responsible for anything below the First floor.





## Property Details:

Floor area (as quoted by EPC): 78 sqm

Tenure: Share of freehold and 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.