



Gannon Road | East Worthing | BN11 2DT  
Offers Over £325,000







We are delighted to offer for sale this spacious and rarely available ground floor garden apartment, situated in this highly sought after East Worthing area close to local shops, amenities and mainline train station. The property boasts two double bedrooms, living/dining room, fitted kitchen & bathroom, large private east facing rear garden, off road parking and is sold with no ongoing chain.





## Key Features

- Ground Floor Garden Apartment
- Two Double Bedrooms
- Substantial Private Rear Garden
- Off Road Parking
- Share Of Freehold
- A Wealth Of Characterful Features
- Sought After East Worthing Location
- Less Than 300 Metres To Worthing Seafront
- Close To Local Shops, Amenities & Mainline Train Station
- No Ongoing Chain



**2 Bedrooms**



**1 Bathroom**



**1 Reception Room**

### INTERNAL

The communal front door opens into the well kept hallways, providing access to the apartment's private front door which opens up into the welcoming entrance hall, with access to all rooms and under stair storage. Positioned to the rear of the property is the large east facing living/dining room, this room can comfortably fit both living and dining room furniture and benefits from direct views out onto the private rear garden. The kitchen is situated just off the living room and has been fitted with an array of contemporary shaker style wall and floor mounted units, topped with oak style worktops to create a smart finish. There is space and provisions for multiple white goods alongside a large storage cupboard perfect to store a washing machine. The bathroom has been fitted with a three piece white suite including a bath with overhead shower, toilet and hand wash basin. The two bedrooms are located at the front of the property, both bedrooms can comfortably fit a large double bed alongside various other bedroom furniture. The bay fronted main bedroom measures a substantial 14'0" x 14'9" and faces west, making this a bright and airy room throughout the year.

### EXTERNAL

The property benefits from owning the front garden and driveway, allowing for off road parking at the front and down the side of the development. To the rear is the large east facing private garden, this space has been predominantly laid to lawn with multiple planted shrubs lining the boundaries.

### LOCATION

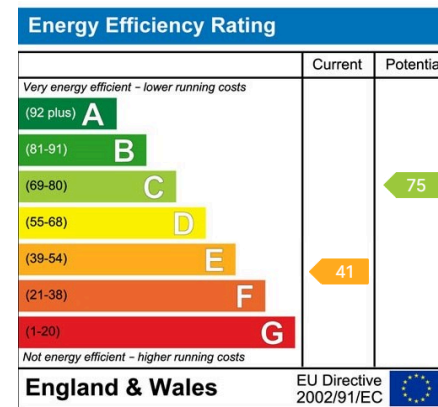
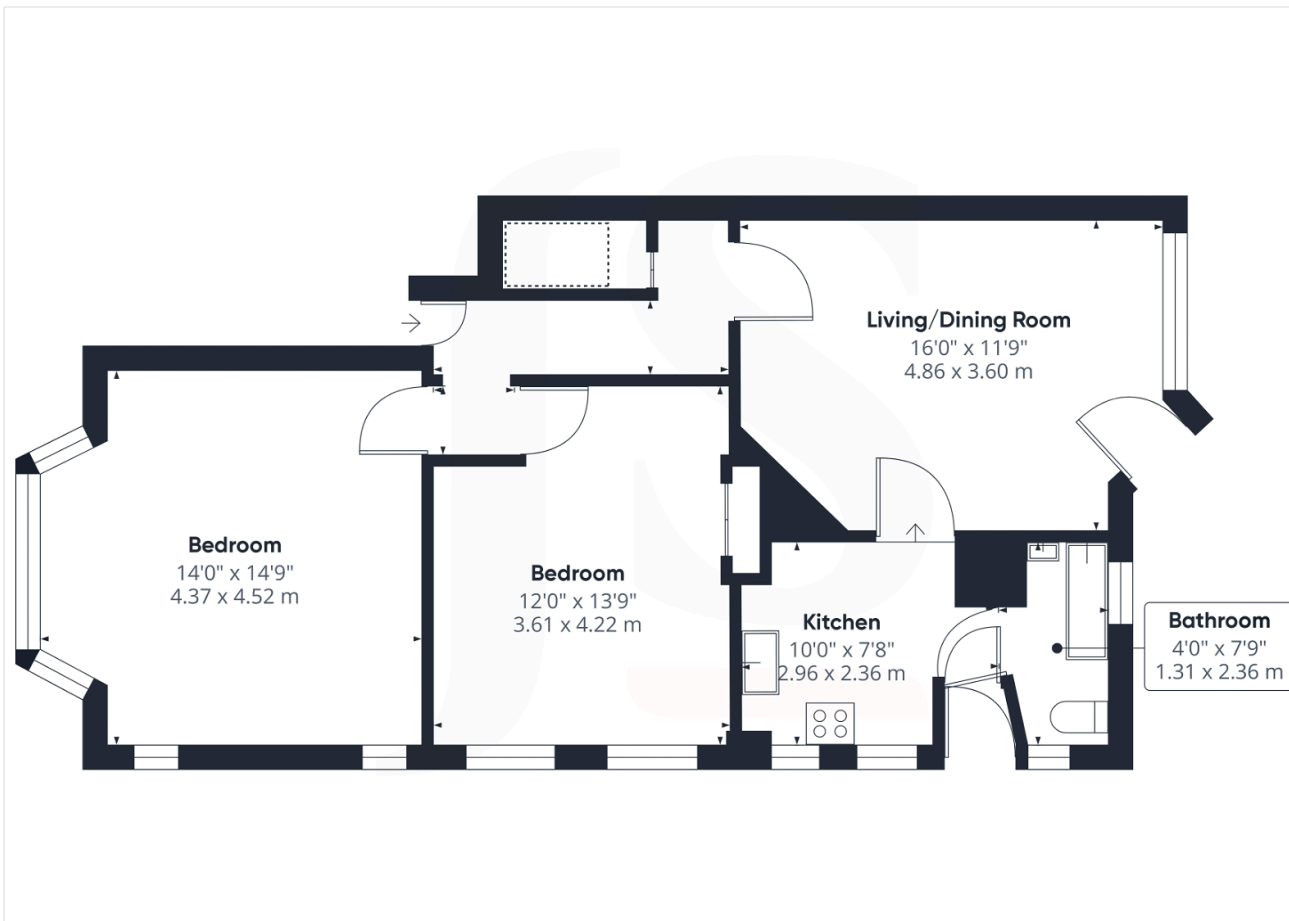
This attractive period property is positioned in one of Worthing's most prestigious postcodes in central East Worthing. Close-by is the award-winning leisure centre, Splashpoint that boasts two swimming pools, spa and gym. There are also three parks and a sea-inspired children's playground all located next to Splashpoint. Commuters are also well served with Worthing train station's offering regular services along the coast and London.

Tenure: Leasehold

Lease Length: 983 years remaining

Maintenance on 'as and when required' basis split 50/50 with first floor flat





## Property Details:

Floor area \*as quoted by EPC: 678 SqFt

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.