



St Matthews Road | Worthing | BN11 4AU  
Offers Over £240,000





Jacobs Steel are delighted to offer for sale this rarely available and well presented ground floor garden apartment situated in the ever popular Poet's district. With views directly overlooking Victoria Park and access to two outside spaces, this lovely central apartment is well positioned to benefit from all of Worthing's main amenities. The property boasts a spacious double bedroom, south facing lounge with views overlooking Victoria Park, modern fitted bathroom, spacious kitchen/diner, private south facing garden space, privately owned external storage cupboard and a large communal garden.



## Key Features

- Ground Floor Garden Apartment
- One Double Bedroom
- South Facing Lounge
- Fitted Kitchen/Diner
- Modern Fitted Bathroom
- Private South Facing Garden
- Views Overlooking Victoria Park
- Large Communal Garden & Private Storage Shed
- Long Lease & Low Outgoings



**1 Bedroom**



**1 Bathroom**



**1 Reception Room**

### INTERNAL

A secure coded gate provides access to a block paved wall enclosed communal garden and the private entrance to the apartment. An entrance hallway provides a space to remove shoes and hang coats before passing through to the generous kitchen/diner. This light, airy room has been fitted with an array of floor and wall mounted units, with space and provisions for white goods and has ample space for a dining table and chairs. Positioned to the front of the property is the attractive bay fronted lounge. With its southerly aspect overlooking the sought-after Victoria Park, this exceptionally light room creates the perfect space for entertaining friends or family. There is a spacious bedroom which is comfortably large enough to accommodate a double bed and measures 13' x 11' 6". The property boasts a newly renovated shower room which has a large walk-in shower cubicle, toilet and hand wash basin.

### EXTERNAL

The property benefits from access to two outside spaces. To the front of the property with a dwarf wall enclosing, is a private south facing garden with views overlooking the attractive and highly sought-after Victoria Park. To the rear, surrounded by tall walls there is a spacious and private communal garden. Covered in block paving, this area features several mature potted plants with plenty of room for a table and chairs along with the benefit of a privately owned brick built shed.

### LOCATION

Situated In the popular Poets District, the property overlooks Victoria Park and is 0.5 miles to Worthing train station. Bus routes run along adjoining Cowper Road & Tarring Road and there are convenience stores close by on Tarring Road. Worthing town centre with its comprehensive shops, restaurants and theatres is approximately 0.6 miles away.

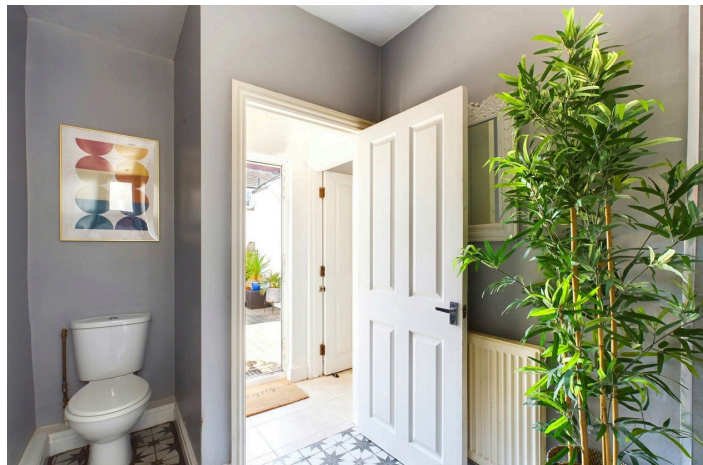
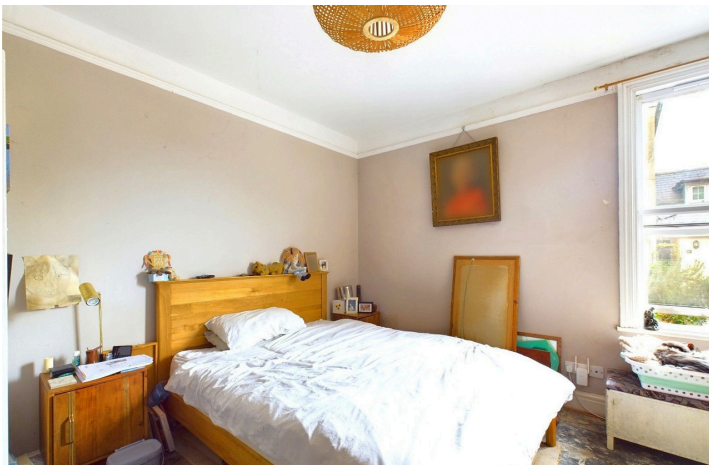
Tenure Leasehold

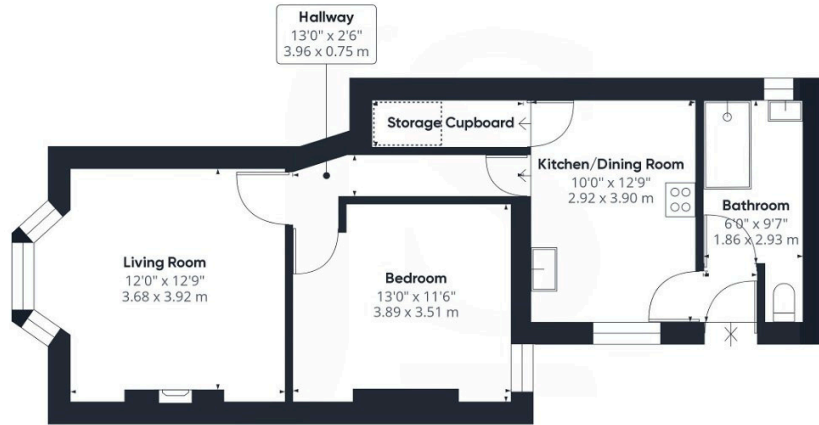
Lease Length: 107 Years Remaining

Maintenance: Approximately £1064 Per Annum

Ground Rent: £125 Per Annum

Council Tax Band A

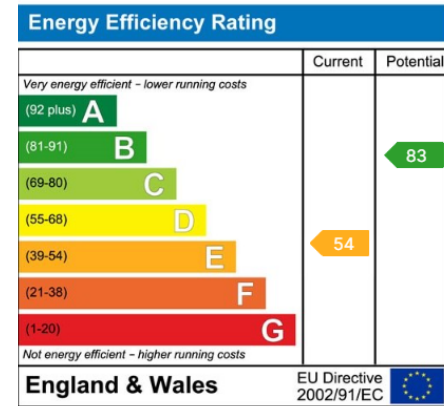




Floor 0 Building 1



Floor 0 Building 2



## Property Details:

Floor area \*as quoted by EPC: 592 SqFt

Tenure: Leasehold

Council tax band: A

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.