



St. Raphael Road, Worthing, BN11 5HL
Asking Price Of £425,000





We are pleased to offer a very well presented, ground floor, garden apartment to the market. The property offers two double bedrooms, modern fitted kitchen, lounge, modern bathroom and separate WC. The property benefits from a well landscaped private rear garden, garage and off road parking.



Key Features

- Refurbished Ground Floor Apartment
- Two Double Bedrooms
- Lounge
- Fitted Kitchen
- Shower Room & En-suite Shower Room
- Utility Room
- Share Of Freehold & Long Lease
- Two Parking Spaces
- Situated Down A Private Road
- Within Close Walking Distance To Shopping Facilities



2 Bedrooms



2 Bathrooms



1 Reception Room

INTERNAL

Front door leading into the entrance hall with access to all rooms. The lounge offers a bay fronted window with double doors out to the private rear patio, dual aspect window, fireplace with flame, custom made shelving and storage. The modern fitted kitchen comprises of navy Matt wall and base units, built in dual oven, five ring gas hob, integrated dishwasher, space for American fridge/ freezer, wine rack, sink, drainer, instant hot water tap and dual aspect windows. The utility room offers space and plumbing for washing machine and tumble dryer and storage units. The primary bedroom is located to the rear of the property with custom made built in wardrobes and access to the en-suite shower room. The shower room offers walk in shower, wash hand basin and WC. The second bedroom is located to the front of the property offering dual aspect windows and custom made built in wardrobes. The modern bathroom comprises of walk in shower, with glass screen, wash hand basin with storage below and WC.

EXTERNAL

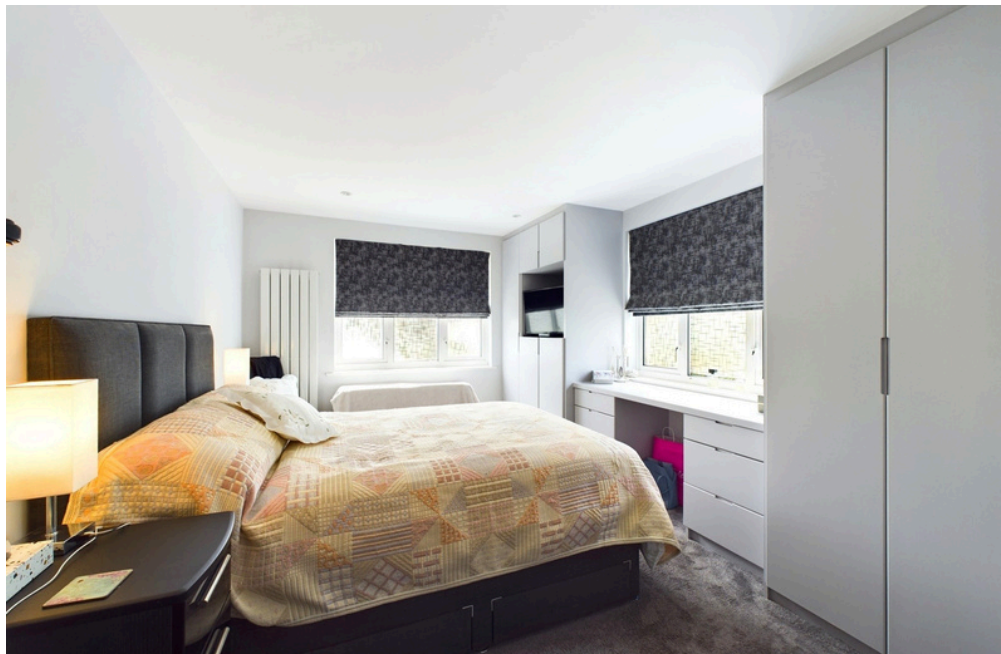
The property offers off road parking to the front for two cars. The private patio is west facing and has been laid to paving providing space for out door furniture, flowerbed borders and timber shed. The patio could be made more private if needed with a fence.

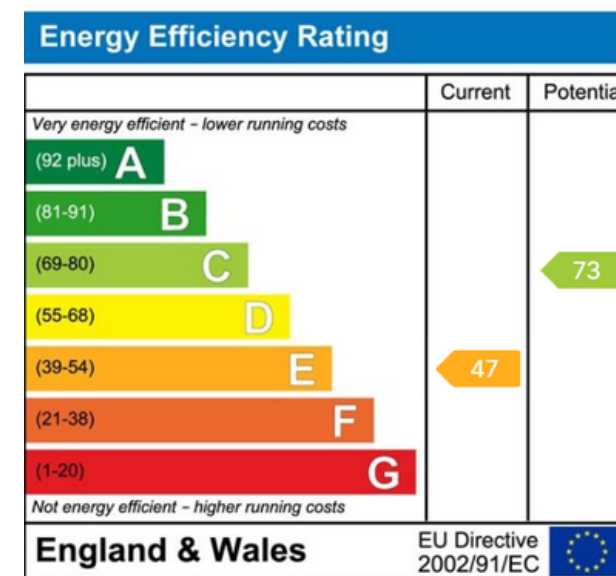
LOCATION

down a private road located just off of Wallace Avenue. Bus routes run along Wallace Avenue and Goring Road Shopping Facilities with its coffee shops, convenience stores, pharmacy and banks is at the top of the road. Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is just under 1.5 miles away and the nearest station is West Worthing, which is just under a mile away. Worthing Seafront is located just a short walk away from the property.

TENURE

Remainder of a 999 year lease
Service Charge: As & When split with upstairs
Council Tax Band





Property Details:

Floor area (as quoted by EPC: 89 sqm)

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.