



Dover Road, West Worthing, West Sussex, BN11 5NR  
Offers In The Region Of £400,000



A well presented two bedroom ground floor freehold flat with private garden and garage. Situated in a highly popular are of West Worthing close to Worthing Seafront just a short walk away via Marine Gardens. Local amenities can be found close by on Wallace Parade just over half a mile away.



## Key Features

- Ground Floor Flat
- Private Entrance
- Two Bedrooms
- Modern Fitted Kitchen
- Private Garden
- Garage
- Gas Central Heating
- Double Glazed Windows
- Walking Distance To Marine Gardens & Worthing Seafront



**2 Bedrooms**



**1 Bathrooms**



**1 Reception Rooms**

### INTERNAL

The private entrance takes you into the spacious hallway with exposed wood flooring and feature panelled walls, storage cupboard with gas & electric meters and fuse board. The good size lounge benefits from a fireplace, space for a dining table and is dual aspect with double glazed window and double glazed sliding doors to garden. There is a modern fitted kitchen comprising of matching wall and base units, cupboards and drawers. Fitted work surfaces with breakfast bar, inset 1 1/2 bowl sink & drainer with mixer tap. Fitted four ring gas hob with over head extractor, tiled splashback and gas oven beneath. Space and plumbing for washing machine, fridge freezer and tumble drier. Radiator, part tiled walls, tiled floor and double glazed door to garden. There are two double bedrooms and a family bathroom/wc comprising of a panel enclosed bath with shower over and folding shower screen, pedestal wash hand basin with storage cupboard beneath. Low level flush wc, radiator and airing cupboard. Tiled walls & floor and extractor fan.

### EXTERNAL

There is a good size private rear garden which is mainly laid to lawn with mature floral and shrub borders, fruit tress including damson, apple, pear and cherry trees, patio area, timber shed and outside tap. Storage cupboard and gated side access. To the front the property benefits from a garage with an up & over door, power and lighting.

### LOCATION

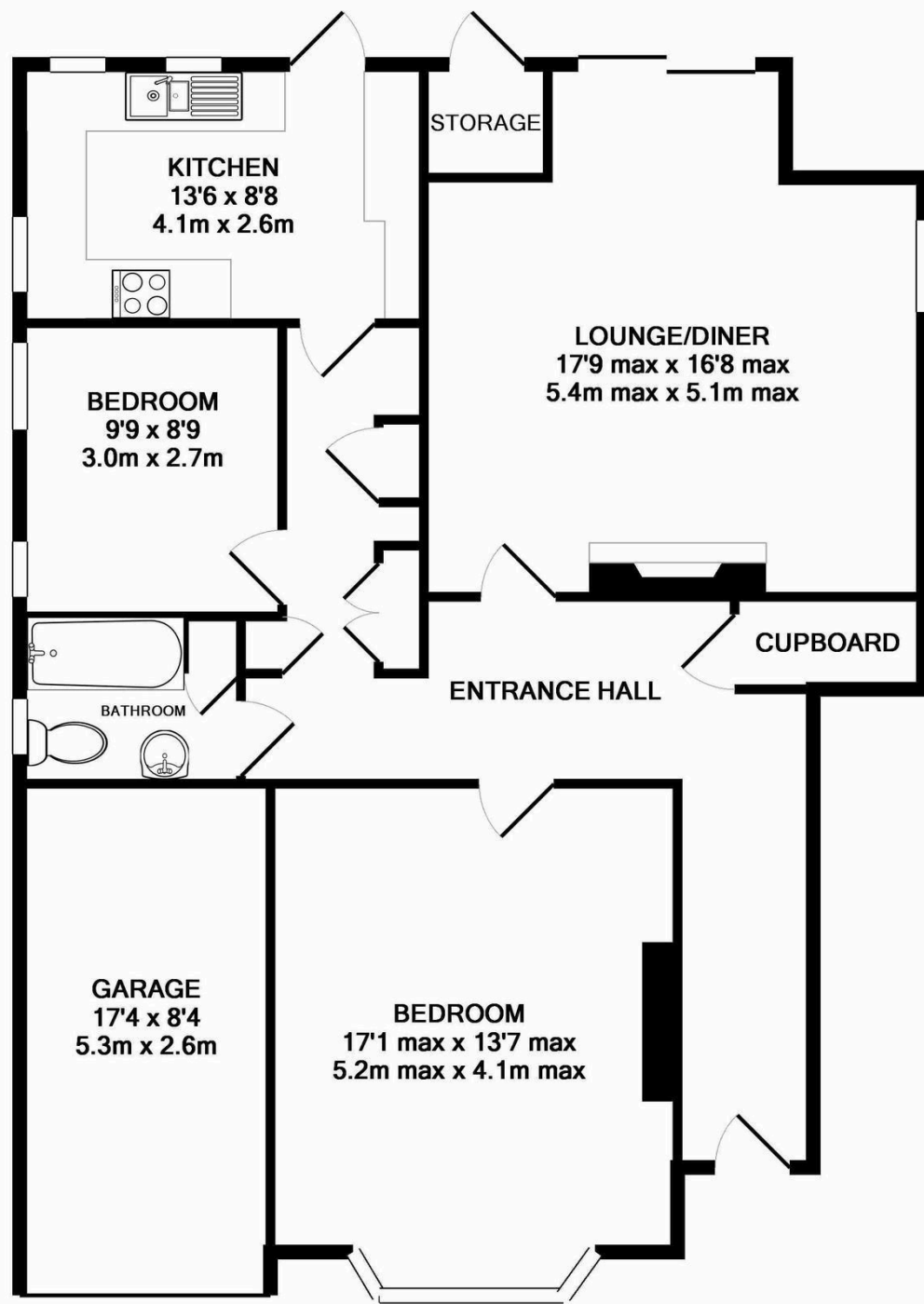
In a highly popular residential area of West Worthing with Worthing seafront within a short walk through Marine Gardens approximately 160 yards away. West Worthing high street is 0.5 miles away and offers coffee shops, banks, pharmacy and convenience stores and bus routes run on close by Grand Avenue. The closest train station is West Worthing, located approximately 1 mile from Dover Road and Worthing town centre with its comprehensive shops, restaurants and theatres is approximately 1.5 miles away.

### TENURE

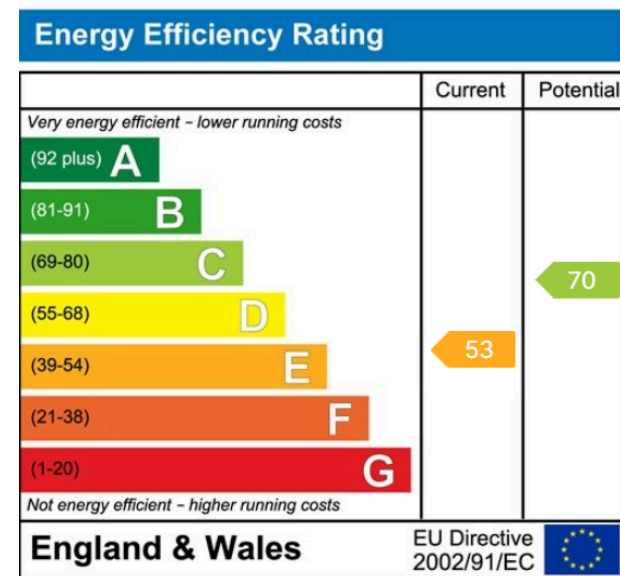
Freehold

Service Charge: As & When





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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## Property Details:

Floor area (as quoted by EPC: 97 sqm)

Tenure: FREEHOLD

Council tax band: C

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.