



St Anselms Road | Worthing | BN14 7EN  
Offers Over £225,000



Jacobs Steel are delighted to offer for sale this spacious, ground floor garden apartment located in a popular residential neighbourhood within the Tarring catchment area, close to shops, schools and excellent transport links. The property boasts two double bedrooms, large west-facing living room, three piece bathroom suite, fitted kitchen, private entrance, enclosed rear garden. The property will be sold with no ongoing chain.

## Key Features

- Ground Floor Garden Apartment
- Two Double Bedrooms
- West-Facing Living Room
- Fitted Kitchen
- Three Piece Bathroom Suite
- Private Entrance
- Private Garden
- Desirable Tarring Location, Close To Local Shops, Amenities & Train Station
- Freehold
- No Ongoing Chain



**2 Bedrooms**



**1 Bathroom**



**1 Reception Room**

### INTERNAL

The private front door opens to the welcoming hallway providing a convenient space to hang coats and store shoes before passing through to all rooms. Positioned to the front of the property and benefitting from a westerly aspect is the living room which measures a generous 15'0" x 11'2", providing plenty of space for various living and dining room furniture. The main double bedroom, with a plenty of fitted wardrobes, boasts views of the private rear garden and measures 10'0" x 10'9". The second double bedroom can also comfortably accommodate a double bed, bedside tables, desk and wardrobes. The kitchen has been installed with an array of floor and wall mounted units, an electric hob and oven and has space and provisions for white goods. This room has been finished to a smart and contemporary standard with dove grey units and granite effect worktops. The bathroom has been fitted with a three piece suite which includes a walk-in shower cubicle, wash hand basin and W/C. Requiring modernisation, this chain free property offers the perfect opportunity to create the ideal home and an internal viewing is highly recommended.

### EXTERNAL

The property benefits from a private garden which can be accessed to via the kitchen. The enclosed garden has been cleverly designed to minimise upkeep with a patio. There is also a shed, perfect for storing tools or garden furniture.

### LOCATION

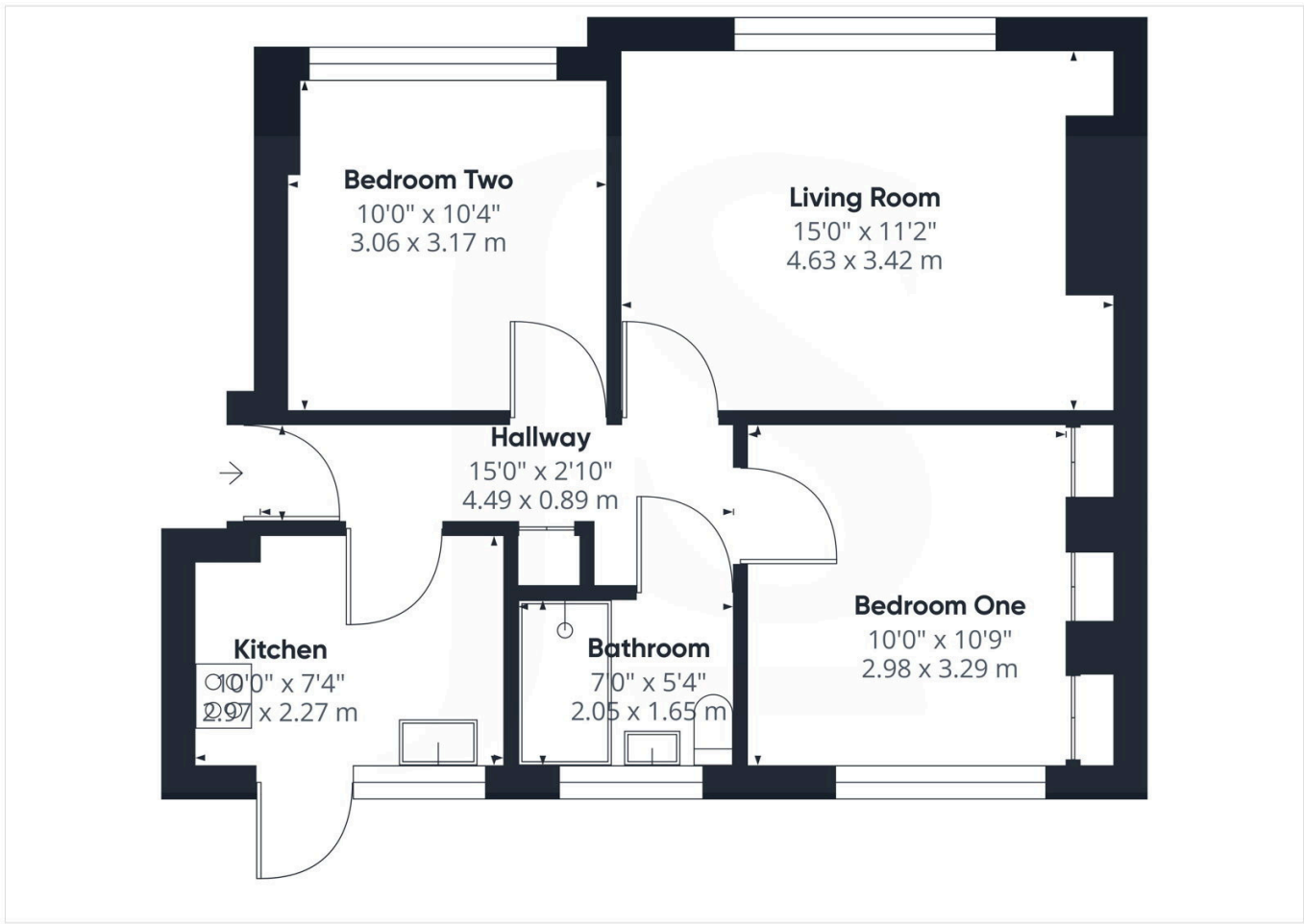
Positioned in a desirable road in the Tarring area of Worthing, this attractive home is located close to local shops on either South Street or South Farm Road. The property falls under the popular Thomas A Becket and Broadwater Church of England Primary school catchment area, the road is highly sought after with families of all ages. West Worthing station is less than 500 metres away. Worthing Town Centre, with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres, parks and leisure facilities is approximately 1.4km away.

Council Tax Band: B

Tenure: Freehold

Maintenance: As & When Required





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Property Details:

Floor area \*as quoted by EPC: 581 SqFt

Tenure: 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.