



St Matthews Road | Worthing | BN11 4AU
£315,000





Jacobs Steel are delighted to offer for sale this charming and characterful ground floor garden apartment, positioned on this highly desirable road in the Poets District of Worthing, close to local shops, amenities and mainline train station. This apartment boasts two double bedrooms, living room, modern fitted kitchen, three piece bathroom suite and a private, feature rear garden. The property beautifully presented property benefits from a long lease and low maintenance costs.



Key Features

- Ground Floor Garden Apartment
- Two Double Bedrooms With Fitted Wardrobes
- Bright Living Room
- Modern Fitted Kitchen
- Three Piece Bathroom Suite
- Private Rear Garden
- Immaculately Presented
- Characterful features Throughout
- Close To Local Shops, Amenities & Mainline Train Station
- Popular Poets District Of Worthing



2 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

The front door opens to the welcoming entrance hallway with extensive under stairs storage and doors to all rooms. Positioned to the front of the property and measuring 14'8" x 12'4" is the main double bedroom, which is large enough for various furniture arrangements and also boasts ample fitted wardrobes. This spacious room benefits from a large south-facing bay window with pleasant views overlooking Victoria Park Gardens. The second double bedroom measures 12'5" x 9'10" and also benefits from fitted wardrobes and a door that provides convenient access to the beautifully maintained, feature rear garden. The living room measures 11'1" x 11'4" and boasts two large east-facing windows, allowing for a wealth of morning sunshine to flood the room. This room also boasts an original, cast iron fireplace. The fitted kitchen has been installed with an array of white floor and wall mounted units with laminate worktops, integrated oven/hob and space and provisions for white goods. This room also offers access to and views of the private rear garden. The bathroom has been fitted with a three piece suite which includes a bath with shower over, wash hand basin and W/C. This beautiful property benefits from a wealth of period features including tall, imposing ceilings, picture rails and ceiling roses. This property has been finished to an exceptional standard and an internal viewing of this charming home is highly recommended.

EXTERNAL

There is a privately owned, enclosed rear garden which is directly accessible from the apartment via the kitchen and second bedroom. The feature garden has been mostly laid to lawn with stepping stones that lead to a paved patio area to the bottom of the garden, perfect for a barbeque and seating area. There is a garden shed, ideal for storing garden furniture and tools and rear access via a twitten.

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.

Council Tax Band B

Tenure Leasehold

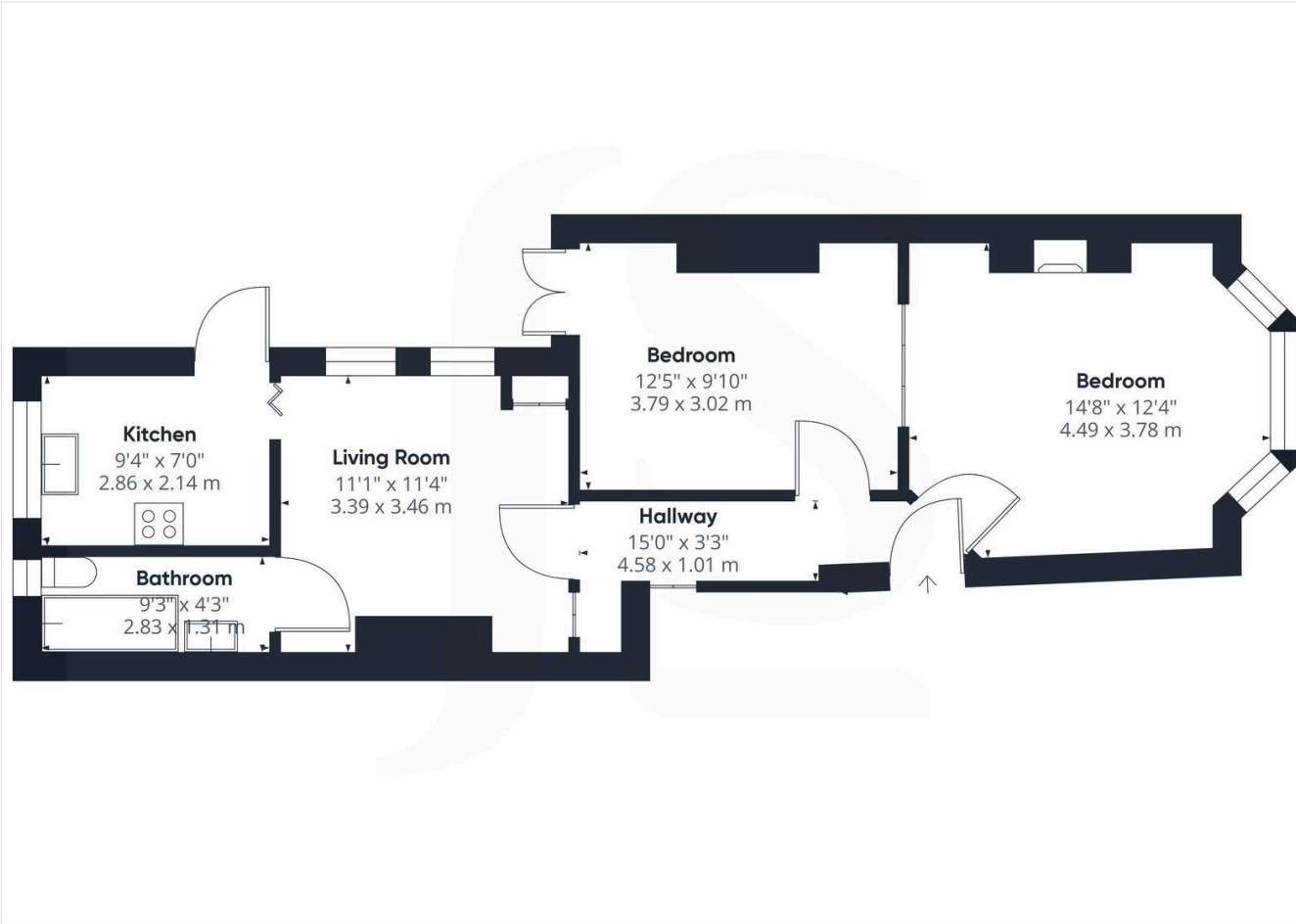
Lease Length 127 Years Remaining

Maintenance 50% As & When

Ground Rent £25 Per Annum

Building Insurance £11.50 Per Month





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	76
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Property Details:

Floor area *as quoted by EPC: tbc

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.