



Westmead Gardens, West Avenue, Worthing, BN11 5LP  
**Asking Price £325,000**





We are pleased to be able to offer the opportunity to purchase a ground floor apartment in the sought after Roffey development of Westmead Gardens. The property offers two bedrooms, south facing lounge with south facing private patio, fitted kitchen, en suite shower room and bathroom. The apartment also benefits from a garage, no chain and being within close proximity to local transport links & shopping facilities.





## Key Features

- Close To Local Shopping Facilities
- Close To Local Bus Routes
- Chain Free
- Garage In Compound
- Bathroom & En-suite Shower Room
- Fitted Kitchen
- South Facing Private Patio
- South Facing Lounge
- Two Bedrooms
- Ground Floor Apartment



**2 Bedrooms**



**2 Bathrooms**



**1 Reception Rooms**

### INTERNAL

Communal entrance with security entry phone system leading into the communal hallway. Front door leading into the entrance hall with access to storage cupboards and airing cupboard. The lounge benefits from a south facing bay window and door leading out to the private patio. The kitchen comprises of wood effect units, gas hob, built in double oven, space and plumbing for washing machine, space for fridge/freezer, sink and drainer. The apartment offers a very good size primary bedroom with views across the communal gardens, built in wardrobes and access to the en suite shower room. The en suite shower room comprises of shower cubicle, wash hand basin and WC. Bedroom two is located just next to the primary bedroom and offers sliding doors out to the private patio and could be used as a dining room. There is an additional bathroom comprising of bath with shower above, wash hand basin and WC.

### EXTERNAL

The property offers a private south facing patio overlooking the very well maintained communal gardens. The communal gardens offer a variety of seating areas, with one offering a water feature with benches. The property benefits from a garage located in the garage compound and visitor parking.

### LOCATION

situated approx 180 yards from Goring Road Shopping Facilities, offering coffee shops, banks, pharmacy and convenience stores. The 700 Coastliner bus route runs along Mill Road and West Worthing train station is 0.4 miles away. Worthing town centre with its comprehensive shops, restaurants and theatres is approximately 1.3 miles away.

### TENURE

Leasehold

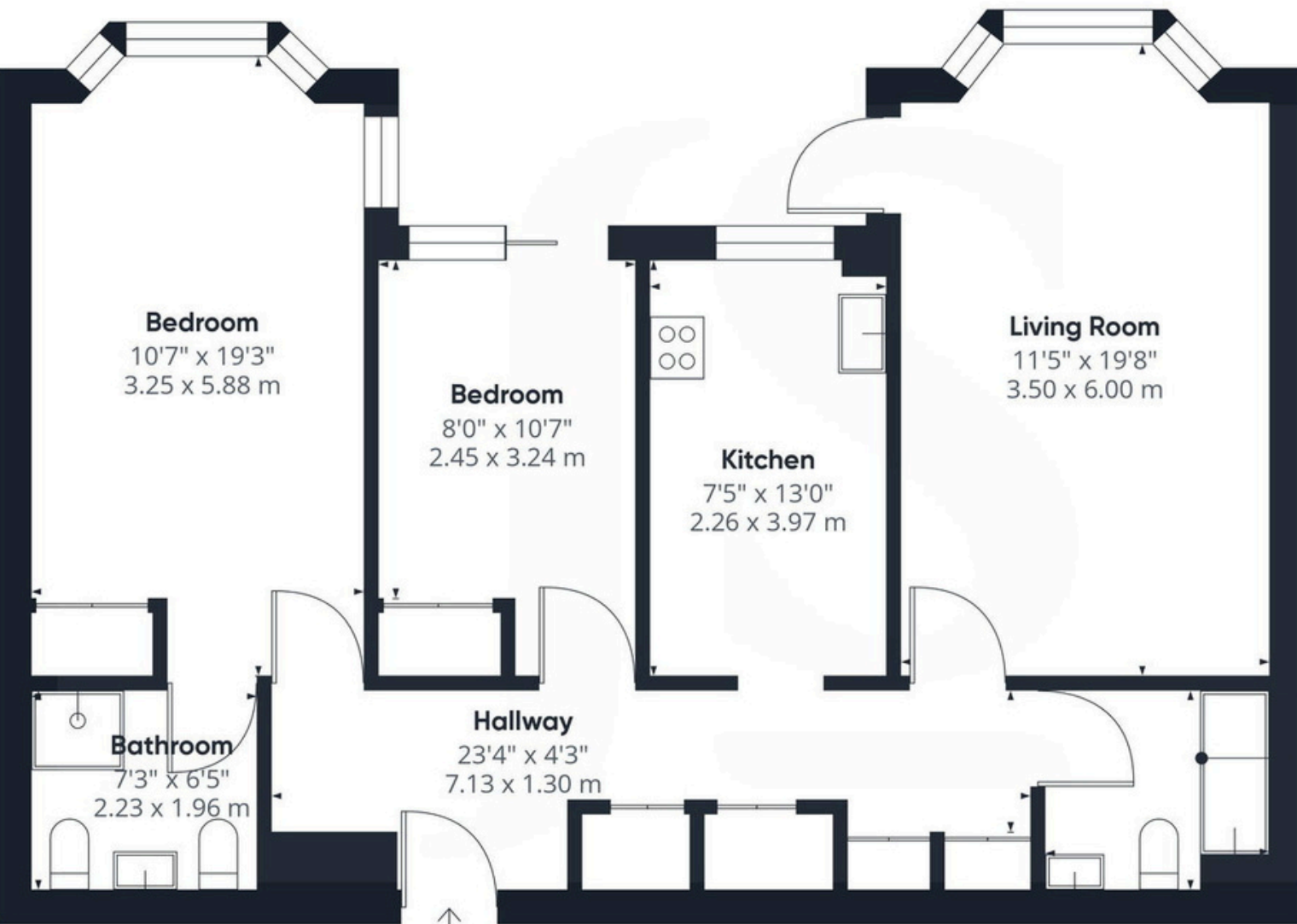
Lease: New Lease on Completion of 99 years

Service Charge: £2569 per annum

Ground Rent: TBC



To book a viewing contact us on: 01903 506080 | [westworthing@jacobs-steel.co.uk](mailto:westworthing@jacobs-steel.co.uk) | [jacobs-steel.co.uk](http://jacobs-steel.co.uk)



**Bathroom**  
7'3" x 6'4"  
2.22 x 1.93 m

Approximate total area<sup>(1)</sup>  
848.2 ft<sup>2</sup>  
78.8 m<sup>2</sup>


(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

## Property Details:

Floor area (as quoted by EPC: 85 sqm)

Tenure: Leasehold

Council tax band: D

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.