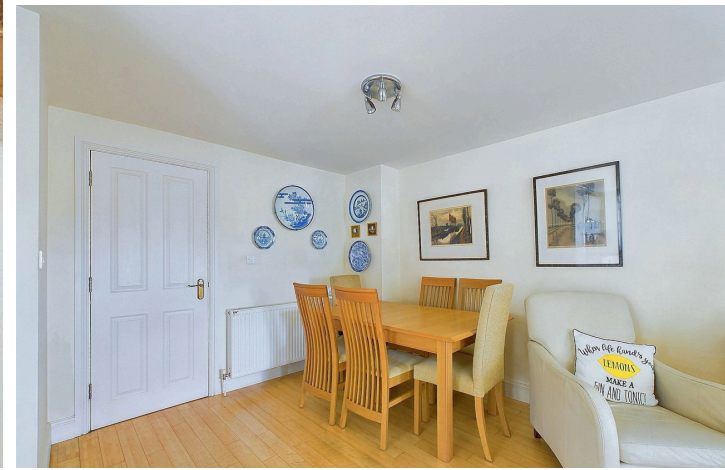




Selden Road | Worthing | West Sussex | BN11 2LN

Offers Over £270,000



Jacobs Steel are delighted to offer for sale this chain free ground floor apartment situated in a delightful period conversion, in a popular residential area of East Worthing. Boasting an open plan lounge, dining room and kitchen, two double bedrooms, a modern shower room. allocated parking space and a private courtyard an internal viewing is highly recommended.



Key Features

- Modern Ground Floor Apartment
- Open Plan Lounge, Kitchen and Diner
- Two Double Bedrooms
- Luxurious Shower Room
- Forms Part Of A Period Conversion
- Private Courtyard And Front Patio
- No Onward Chain
- Immaculately Presented Throughout
- Allocated Parking Space
- Close to Local Shops, Transport Links and Other Amenities



2 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

Upon entering the development, you are welcomed by a communal hallway leading to the apartment door. Inside, the entrance lobby grants access to all main rooms and features a built-in storage cupboard. At the front of the property, the open-plan lounge, kitchen, and dining area form an 'L' shape, highlighted by a dual aspect with east and south facing windows, and French doors that bask in the morning sun and provide access to the private patio area. The kitchen boasts an extensive range of wall and base cabinets with contrasting work surfaces, an integrated oven, hob, and fridge freezer, plus space and provisions for a washing machine. The two double bedrooms measure 13' 11" x 09' 01" and 08' 01" x 10' 10" with the master bedroom offering French doors that open to a private courtyard. The fully tiled shower room exudes luxury, featuring a walk-in shower with rainfall style shower, a wash hand basin with vanity storage, and a WC.

EXTERNAL

The front of the development is laid with a patio with a pathway leading to the front door, offers a private patio area in view of the French style doors and is enclosed by a flint wall. To the rear of the of apartment is a private courtyard and is also accessed via French style doors in the master bedroom. There is also an allocated parking space to the rear of the development which is access via a secure electric gate.

LOCATION

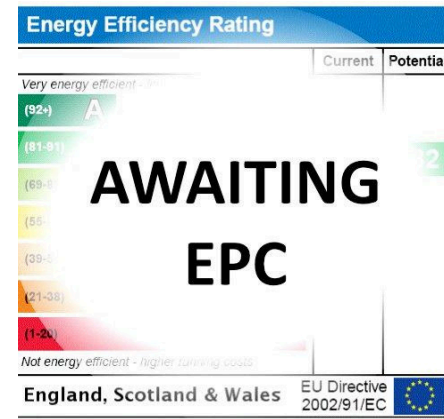
This period ground floor apartment is positioned in one of the most prestigious roads in East Worthing and only 0.2 miles to the seafront and approximately 0.6 miles to Worthing town centre, which offers an array of cafes, bars, shops and restaurants. Splashpoint leisure centre is also close by with multiple swimming pools, spa and a gym. East Worthing train station is approximately 0.8 miles away and offers links to both Brighton and London. Bus services run nearby. This easily accessible, seafront location is extremely desirable.

Tenure: Leasehold

Lease length - 125 year lease 1st Jan 2007

Maintenance & Ground Rent - £1,674.52 per annum





Property Details:

Floor area *as quoted by EPC: 607 sqft

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.