



21 Mill House Gardens | West Worthing | West Sussex | BN11 4NE

Asking Price Of **£290,000**





Jacobs Steel are delighted to offer for sale this immaculately presented and deceptively spacious first floor apartment forming part of this sought after Roffey mews development in West Worthing. The property benefits from being recently renovated through-out with accommodation consisting of two double bedrooms, two bathrooms, modern fitted kitchen, generously sized lounge/diner and a garage.



Key features:

- First Floor Apartment
- Two Double Bedrooms
- Two Bathrooms (One En-Suite)
- Modern Fitted Kitchen
- Fully Renovated Through-out
- Garage
- Long Lease
- Popular Roffey Development
- Well Maintained Communal Garden
- Viewing Considered Essential

 2 Bedrooms

 2 Bathrooms

 1 Living Room

INTERNALLY Communal front door leads through to the communal entrance hall with stairs and passenger lift to the first floor. The private door opens to the generously sized entrance hall with doors to all rooms and two cupboards with shelving. The dual aspect lounge/diner diner measures 15'8 x 11'10 and features a corner window with views over the communal gardens. The kitchen has been recently fitted with integrated appliances and enough space for a small breakfast table. Both bedrooms can comfortably fit double beds with the master measuring 11'8 x 14'3 and benefits from a newly fitted en-suite bathroom. The refitted bathroom has a modern suite including a corner walk-in shower, toilet and hand wash basin.

EXTERNALLY The development has attractive communal gardens which have a variety of mature shrub, tree and plant borders. There is a garage within a block to the rear of the development.

SITUATED in this popular Roffey mews development is off Mill Road, positioned only 0.4 miles to West Worthing train station.

Bus stops run along Mill Road and local shops, banks and eateries can be found of the West Worthing high street approximately 0.5 miles away. Worthing town centre with its comprehensive shops, restaurants and theatres is approximately 1 mile away.

ENTRANCE HALL

LOUNGE/DINER 15' 8" x 11' 10" (4.78m x 3.61m)

KITCHEN 11' 10" x 6' 9" (3.61m x 2.06m)

BEDROOM ONE 14' 3" x 11' 8" (4.34m x 3.56m)

EN-SUITE 8' 5" x 5' 9" (2.57m x 1.75m)

BEDROOM TWO 11' 9" x 9' 1" (3.58m x 2.77m)

BATHROOM 7' 1" x 5' 5" (2.16m x 1.65m)

GARAGE no 15

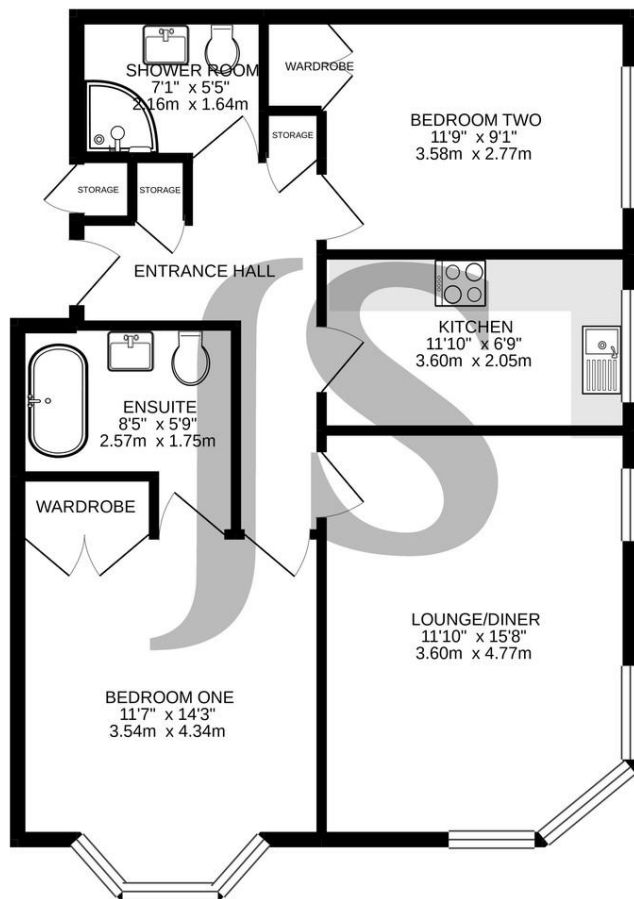
SERVICE CHARGE: £2250 per annum

GROUND RENT: £350.40 per annum

LEASE: 95 Years Remaining



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property Details:

Floor Area: (69Sqm) – Floor area is quoted from the EPC

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.