



Flat 4 Albemarle House | Southview Drive | West Worthing | West Sussex | BN11 5HS
Offers In Excess Of **£300,000**





We are pleased to be able to offer a ground floor, purpose built flat to the market. The property has two double bedrooms, modern kitchen, bay fronted lounge/ dining room, bathroom and separate WC. The property offers off road parking, garage, private rear and front garden. The property also benefits from being Freehold.



Key features:

- Ground Floor Purpose Built Flat
- Two Double Bedrooms
- Modern Fitted Kitchen
- Bay Fronted Lounge/ Dining Room
- Bathroom & Separate WC
- Private Rear & Front Garden
- Garage
- Off Road Parking
- Freehold
- Close to Goring Road Shopping Facilities

 2 Bedrooms

 1 Bathrooms

 1 Living Room

INTERNAL Communal front door leading into the communal entrance with private front door leading into the entrance hall. The entrance hall has doors to the lounge, kitchen and storage cupboard. The lounge/ dining room has a bay fronted window and a feature fireplace, there is a door leading into an internal hall which has access to a storage cupboard, bathroom and separate WC. Bedroom one and bedroom two both benefit from built in wardrobes. The refitted kitchen comprises of wall storage cupboards, sink/ drainer, space for oven, washing machine, access to the boiler cupboard and door leading to the rear of the property.

EXTERNAL The property has the benefit of a private rear garden which has been laid to patio with access to the garage and access down the side to the front. The front of the property has been laid to lawn with mature floral and shrub borders. There is off road parking leading to the garage.

SITUATED On Southview Drive the property is positioned in a quiet road close to West Worthing seafront and 0.6 miles from West Worthing train station. Bus routes run on close by Grand Avenue and

Mill Road and West Worthing high street with its eateries, convenience stores, banks and pharmacy is 350 yards away. Worthing town centre with its comprehensive shop, restaurants and theatres is approximately 1.5 miles away. Worthing Seafront is 0.35 miles away from the property with Marine Gardens is only 0.20 miles away.

TENURE Freehold

Service Charge: As and When

COMMUNAL ENTRANCE

ENTRANCE HALL

LOUNGE/ DINING ROOM 15' 11" x 12' 9" (4.85m x 3.89m)

KITCHEN 14' 4" x 7' 10" (4.37m x 2.39m)

BEDROOM ONE 14' 9" x 10' (4.5m x 3.05m)

BEDROOM TWO 10' 5" x 10' 1" (3.18m x 3.07m)

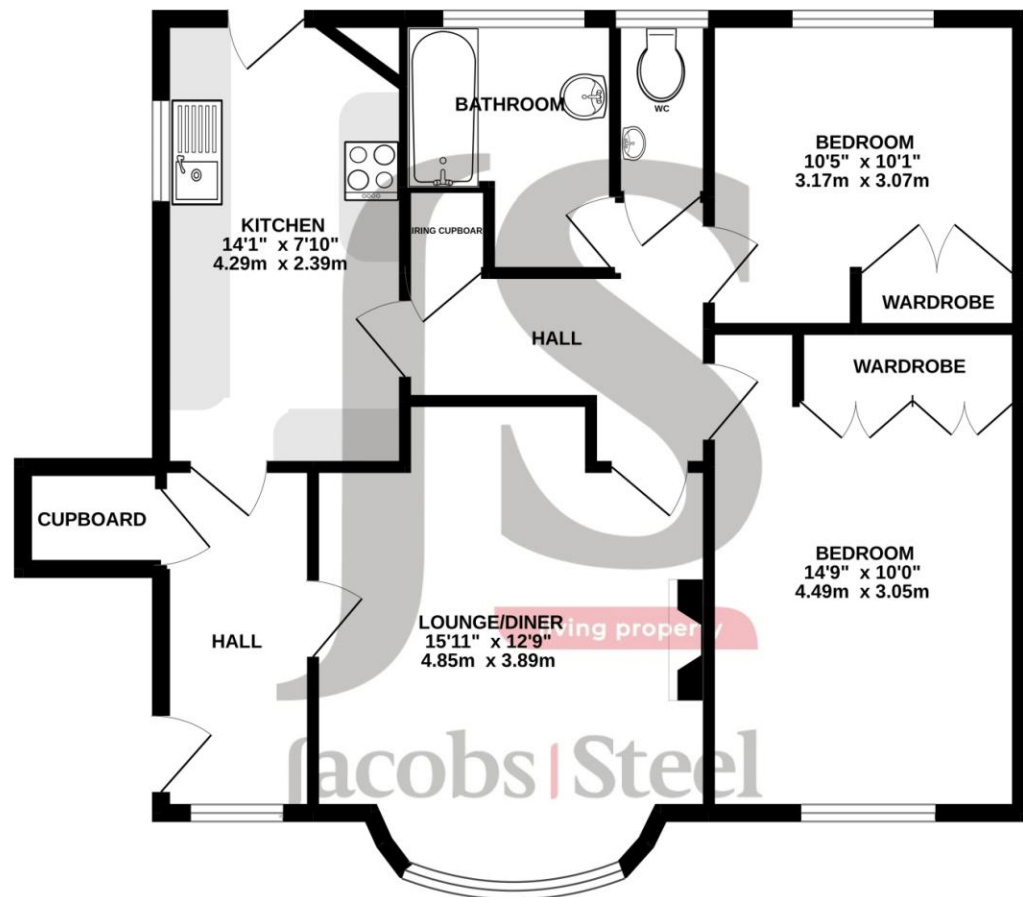
BATHROOM

WC

COUNCIL TAX BAND B



GROUND FLOOR



% EPC TO FOLLOW c. 1.330%

Property Details:

Floor Area: TBC – Floor area is quoted from the EPC

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.