



Flat 6, 15 St. Georges Road | Worthing | West Sussex | BN11 2DS

Asking Price **£260,000**







We are delighted to offer for sale this rarely available and deceptively spacious top floor apartment forming part of this attractive converted period house. Positioned in this popular and quiet residential road in Worthing Town Centre, the property sits within close proximity of shops, amenities, mainline train station and 150 metres of Worthing Seafront. This apartment boasts a large triple aspect lounge/diner, two double bedrooms, modern fitted kitchen and bath room, allocated parking space and is sold with a long lease and low outgoings.





## Key features:

- Top Floor Apartment
- Two Double Bedrooms
- Large Triple Aspect Lounge/Diner
- Modern Fitted Kitchen & Bathroom
- Walk-in Warbrobe
- Long Lease & Low Outgoings
- Off Road Parking Space
- Popular Residential Location
- Close To Shops, Amenities & Mainline Train Station
- Within 150 Metres Of Worthing Seafront

 2 Bedrooms

 1 Bathroom

 1 Living Room

**INTERNAL** This attractive period house has been converted in to six apartments. A security entry telephone system offers access to the communal hallway with stairs rising to the first floor. A private front door to the apartment opens to a staircase which leads to a large landing on the top (second) floor with doors to all rooms. Positioned to the front of the property with windows facing east, south and north is the generously sized lounge/diner. With measurements of 19' 11" x 16' 5", this light and airy room offers plenty of space for a large family sized dining table and sofa. The kitchen has been fitted with modern handleless gloss units, laminate worksurfaces with space and provisions for white goods and a large storage cupboard. Both bedrooms can comfortably fit double beds with the westerly facing main bedroom measuring a spacious 13' x 10' 10" and the second bedroom boasting a walk-in wardrobe. The bathroom has been fitted in a contemporary style with grey wall tiles and a full white suite including a bath with shower over, toilet and hand wash basin.

**EXTERNAL** Surrounded by well tended communal gardens the approach to this property has a winding paved pathway with an array of mature planted borders to all sides. There is side gate leading to the back of the property where the apartment benefits from a private allocated parking space.

**SITUATED** On the outskirts of Worthing Town Centre and within 150 metres of it's seafront promenade. Worthing's main High Street offering an array of cafes/bars, shops and restaurants are 0.5 kilometres from the property and both Worthing mainline and East Worthing train stations are within easy reach by foot or by car.

**TENURE** Leasehold

Lease Length: 169 Years Remaining

Maintenance: £1632 Per Annum

Ground Rent: £0 / Peppercorn

**COUNCIL TAX BAND C**

**LOUNGE/DINER** 19' 11" x 6' 5" (6.07m x 1.96m)

**KITCHEN** 12' 11" x 7' 4" (3.94m x 2.24m)

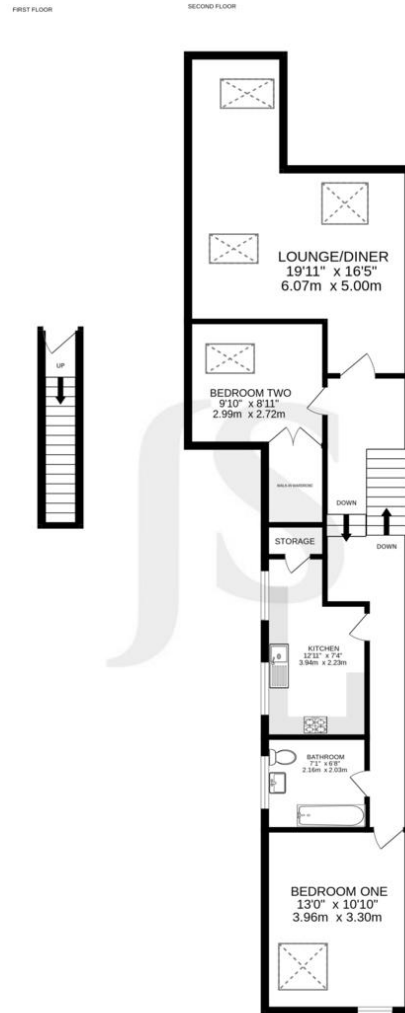
**BEDROOM ONE** 13' x 10' 10" (3.96m x 3.3m)

**BEDROOM TWO** 9' 10" x 8' 11" (3m x 2.72m)

**BATHROOM** 7' 1" x 6' 8" (2.16m x 2.03m)

**ALLOCATED PARKING SPACE**





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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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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	←	←
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## Property Details:

Floor Area: 893 sq ft (83 sq m) – Floor area is quoted from the EPC

Tenure: Leasehold

Council Tax: Band C