



Church Walk | East Worthing | Worthing | BN11 2ND  
Guide Price £250,000







Jacobs Steel are excited to offer for sale this bright and airy ground floor garden apartment that forms part of a delightful period conversion located within a popular residential neighbourhood in Central East Worthing. The property comprises of a south facing bay fronted living room, two double bedrooms, spacious kitchen and a modern shower room. In addition, the property boasts a private and enclosed rear garden and no onward chain.





## Key Features

- Ground Floor Garden Apartment
- Forms Part Of A Period Conversion
- Two Double Bedrooms
- Bay Fronted Living Room
- Modern Shower Room
- Spacious Kitchen
- Private Garden With Rear access
- Popular Central East Worthing Location
- Close To Shops, Amenities and Worthing Seafront
- No Onward Chain



**2 Bedrooms**



**1 Bathroom**



**1 Reception Room**

### INTERNAL

A communal hallway with tall ceilings leads to the private front door allowing access directly into the heart of the home which is the bright and airy living room which measures 14'11" x 12'02". Featuring a delightful south facing bay fronted sash window to retain the original Victorian façade, alongside a gas fireplace to add to the cosy ambiance. The elongated hallway provides a storage cupboard under the stairs to the first floor and allows access to the two double bedrooms measuring 12'09" x 09'07" and 12'02" x 07' 10" aid the comfort and practicality of the home as well as the versatility, as it provides the owner with a room for children, guests or a home office. Located towards the rear of the residence is a spacious kitchen which includes an array of grey base mounted cabinets complimenting worksurfaces, alongside a wall mounted shelf for further storage. The kitchen offers access to the rear garden and space for a freestanding cooker, an under counter fridge and freezer, alongside space and provisions for a washing machine or dishwasher. Finally, the double aspect shower room has been replaced by the current owners to include enlarged modern style tiles, a new electric shower, w/c and wash hand basin. Agents note: The windows to the rear of the property are all double glazed and have been fitted within the last 2 years. Hardwood flooring is laid throughout the hallways.

### EXTERNAL

The private and intimate rear garden is approximately 25ft in length and is enclosed by a red brick wall and trellis. The garden is mainly laid to lawn with some planted bushes and shrubs, alongside a flowerbed. A path leads from the kitchen door to a gate at the back of the garden, providing rear access onto Ham Road.

### LOCATION

Situated To the East of Worthing, this perfectly situated property is less than 350 metres to the seafront and is close to local schools and parks. Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is less than one mile away. The nearest station is East Worthing which is less than half a mile away and bus services run nearby to Brighton, Chichester and Portsmouth.

Tenure: Leasehold

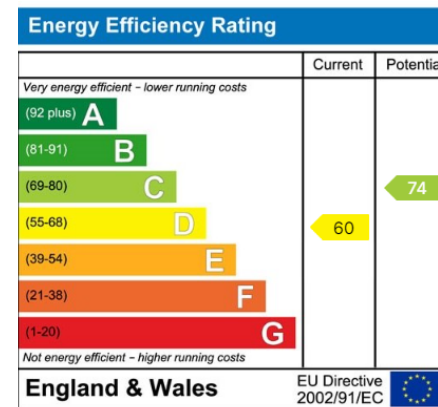
Lease Length: 99 year lease from 2018

Maintenance Charge: Agreement in place for maintenance costs to be Shared between the GF & FF flat, on an 'As & When' basis

Ground Rent: £175 per annum

Council Tax Band B





## Property Details:

Floor area \*as quoted by EPC: 616 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.