



Ivydore Close | Worthing | BN13 3HY
Guide Price **£235,000**



We would love to offer this two bedroom flat with a rear garden and a long lease, the property is well presented and re-furnished to a high standard. Benefitting lounge/diner, modern kitchen, contemporary bathroom, own entrance with storage cupboard, brick built store at the rear and a 173 year lease.



Key Features

- First Floor Flat
- Two Bedrooms
- Lounge/Diner
- Modern Kitchen
- Contemporary Bathroom
- Leasehold - 173 years Remaining
- Private Garden
- Well Presented
- Brick Built Storage Shed
- Private Entrance & Ample Storage

 **2 Bedrooms**

 **1 Bathroom**

 **1 Reception Room**

INTERNAL

A private entrance leads directly into the property, where there's a convenient storage cupboard. A staircase ascends to the first-floor landing, which includes an additional store cupboard and access to the loft via a ladder, providing extra storage space. The spacious lounge/diner has ample room for both living and dining furniture and benefits from a view of the front, offering a bright and inviting area for relaxation and entertainment. Recently refurbished, the kitchen boasts a contemporary style with modern units and includes an integrated oven, hob, and dishwasher. There's also space allocated for a fridge/freezer and a washing machine, making it practical and ready for daily needs. There are two bedrooms. The primary bedroom is a generously sized double room overlooking the garden, providing a peaceful and private retreat. The second bedroom has a built in cupboard and can serve as a guest room or office. The bathroom has been elegantly fitted with a panelled bath and a luxurious rain shower overhead, along with a WC and wash hand basin, combining functionality with a stylish finish. Overall, this property offers a comfortable, well-designed space with thoughtful storage solutions and a modern, refreshed feel, ideal for those seeking both convenience and style in a home.

LEASE 173 Years
MAINTENANCE £360 P.A
GROUND RENT £10 P.A

EXTERNAL

The property has a side access gate to private rear garden which is mainly laid to lawn with patio seating area. Also a brick built storage shed.

SITUATED

In Salvington on the outskirts of Worthing and within close distance to local shopping facilities with local shops at the nearby lamb parade or at the Tesco complex. Bus routes are nearby providing access to surrounding districts and Worthing Town Centre. Easy access to the A27 & A24 allowing access to surrounding areas. Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is approximately two and a half miles away. The nearest station is Durrington-on-sea which is approximately one and a half miles away



GROUND FLOOR


1ST 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.

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	70	73
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Property Details:

Floor area as quoted by EPC: 678 SqFt

Tenure: Leasehold

Council tax band: B