



28 Aglaia Road, Worthing, BN11 5SW

Offers Over £300,000





We are delighted to present this charming ground-floor garden apartment to the market. The property features two bedrooms, a well-appointed kitchen, a bathroom, and a bright south-facing lounge. This apartment boasts the added benefits of a private front and rear garden, as well as ownership of a garage, offering both outdoor space and practical storage solutions. Ideally located, the property is just a short stroll from the popular Goring Road shopping facilities and the scenic West Worthing seafront, providing a perfect blend of convenience and coastal living.



Key Features

- Ground Floor Garden Flat
- Two Double Bedrooms
- Fitted Kitchen
- South Facing Lounge
- Fitted Bathroom
- Private Rear Garden
- Garage
- Walking Distance To Goring Road Shopping Facilities
- Close To West Worthing Seafront
- Vendors Have Found



2 Bedrooms



1 Bathrooms



1 Reception Room

INTERNAL

The property is accessed via a private front door, leading into a spacious entrance hall with ample space for coats and shoes. From the hallway, doors provide access to all rooms. At the front of the property, you'll find a bright, south-facing lounge featuring a charming bay window, a fireplace surround, and alcove storage with shelves, creating a cozy and functional living area. The property offers two generously sized double bedrooms. The second bedroom is situated at the front, while the primary bedroom is located at the rear. The primary bedroom benefits from sliding doors that open directly onto the rear garden, offering a seamless indoor-outdoor connection. The fitted kitchen is well-equipped with a range of wall and base units, space for a washing machine and fridge/freezer, a built-in eye-level oven, an electric hob, and a convenient breakfast bar. A door from the kitchen provides access to the side of the property. The bathroom and separate WC are located adjacent to each other, offering practicality and convenience.

EXTERNAL

The apartment enjoys ownership of both the front and rear gardens. The front garden is laid to lawn, bordered by mature shrubs, offering a pleasant and inviting outdoor space. The rear garden has been thoughtfully designed with paved areas, complemented by raised sleepers, providing an ideal setting for outdoor furniture and al fresco dining. Additionally, the property benefits from a garage featuring timber doors, offering secure parking or extra storage space.

SITUATED

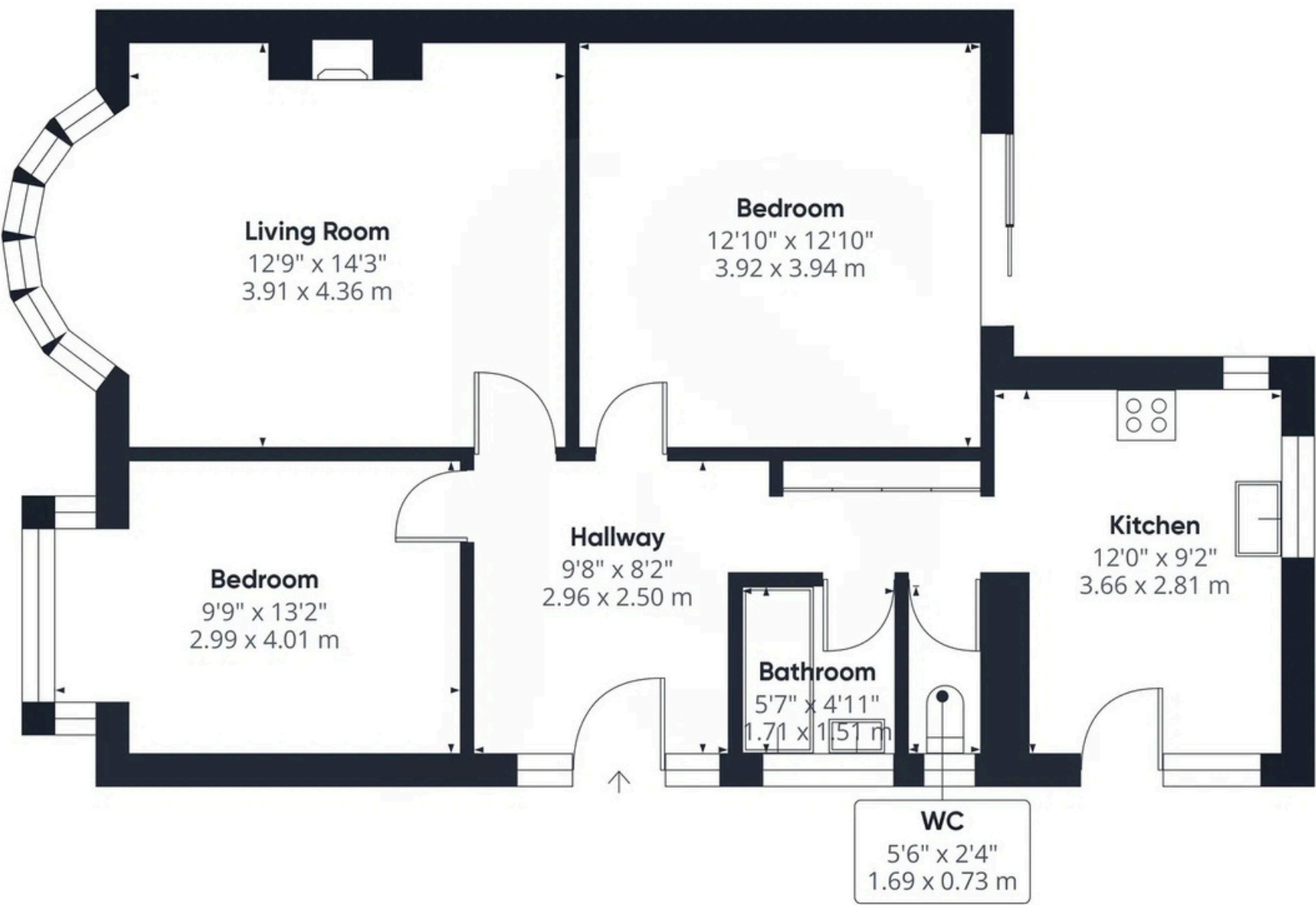
Located in the highly desirable area of West Worthing, Aglaia Road is just 500 yards from the seafront and 0.5 miles from the high street, which offers a range of amenities including convenience stores, coffee shops, eateries, a pharmacy, and banks. Excellent transport links are available, with bus routes running along the nearby George V Avenue, and West Worthing train station approximately 1 mile away. For further amenities and entertainment, Worthing town centre is just 1.5 miles away, featuring a variety of restaurants, theatres, and cinemas.

TENURE

Lease: 141 years

Service Charge: tbc





Approximate total area⁽¹⁾
758.64 ft²
70.48 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.
GIRAFFE 360



Property Details:

Floor area (as quoted by EPC: TBC 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.

