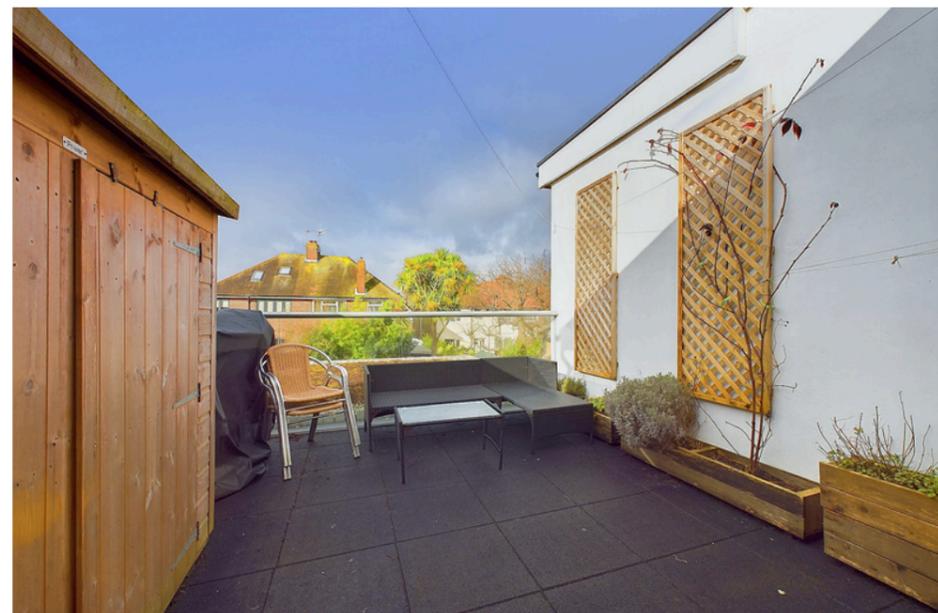




Flat 4, 19 Reigate Road, Worthing, BN11 5NF  
Guide Price £295,000



We are delighted to present to the market this beautifully converted first-floor apartment. Offering two spacious double bedrooms, a stylish modern bathroom and an open-plan kitchen/living area, this home is designed for comfort and convenience. A standout feature is the private roof terrace an ideal retreat for enjoying the summer months. Perfectly positioned, the property is just a short stroll from the vibrant Goring Road shopping facilities and only 0.4 miles from West Worthing Railway Station, ensuring excellent connectivity.



## Key Features

- First Floor Converted Apartment
- Two Double Bedrooms
- Open Plan Kitchen/ Living Space
- Modern Bathroom
- Private Roof Terrace
- Share Of Freehold & Long Lease
- 0.4 Miles From West Worthing Railway Station
- Walking Distance To Goring Road Shopping Facilities
- Vendor Found
- Recently Converted in 2022



**2 Bedrooms**



**1 Bathrooms**



**1 Reception Room**

### INTERNAL

A communal front door with a secure entry phone system provides access to the building, with stairs leading to the first floor. The front door opens into a welcoming entrance hall, offering access to all rooms. At the front of the property, the bright and spacious dual-aspect open-plan kitchen/living area benefits from a charming bay-fronted window. The modern fitted kitchen features sleek white wall and base units, complemented by integrated appliances, including a fridge/freezer, washing machine, oven, electric hob, sink, and drainer. The apartment boasts two well-proportioned double bedrooms, with the primary bedroom offering the added luxury of double doors leading out to a private roof terrace—perfect for outdoor relaxation. The generously sized bathroom is fitted with a bath and overhead shower, a wash hand basin, and a WC.

### EXTERNAL

The private roof terrace provides the perfect space for outdoor furniture, creating an ideal spot for relaxation and entertaining.

### LOCATION

Positioned at the end of West Worthing high street which offers convenience stores, coffee shops, banks and a pharmacy, Tower House is conveniently located in Reigate Road for local amenities. Bus routes run along the high street and West Worthing train station is 0.4 miles away. Worthing seafront is located at the bottom of Wallace Avenue and Worthing town centre with its comprehensive shops, restaurants and theatres is approximately 1.5 miles away.

### TENURE

Share of Freehold & Leasehold: 123 Year Lease

Service Charge: As & When





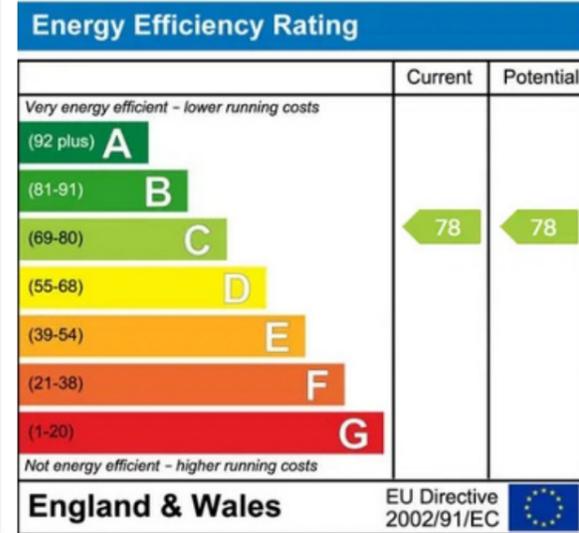
Approximate total area<sup>(1)</sup>  
672.31 ft<sup>2</sup>  
62.46 m<sup>2</sup>

(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.

GIRAFFE360



## Property Details:

Floor area (as quoted by EPC): 68 sqm

Tenure: Share of 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.