



Pavilion Road | Worthing | BN14 7EE  
**£285,000**







Jacobs Steel are delighted to offer for sale this spacious ground floor garden apartment, positioned on the highly desirable Pavilion Road in Worthing, close to local shops, amenities and mainline train station. This apartment boasts two double bedrooms, living room, modern fitted kitchen, three piece bathroom suite and a private rear garden.





## Key Features

- Ground Floor Apartment
- Two Double Bedrooms
- Spacious Living Area
- Modern Fitted Kitchen
- Private Rear Garden
- Close To Local Shops, Restaurants, Cafes & Amenities
- Less Than 200m From Worthing Train Station
- Viewing Recommended
- Share of Freehold
- Ideal First Time Buy or Investment



**2 Bedrooms**



**1 Bathroom**



**1 Reception Room**

### INTERNAL

The front door opens into the entrance hallway with doors to all rooms and under stair storage. Positioned at the front of the property is the main double bedroom measuring a generous (18'11 x 11'8) providing plenty of space for a double bed and other bedroom furniture. The second double bedroom measures (10'6 x 9'11) and benefits from a south facing window allowing for natural light to enter the room throughout the day. The living room measures (15'8 x 12'11) and boasts a large east facing bay window allowing for morning sunlight to flood the room. This room provides plenty of space for a sofa, dining table and other furniture. The fitted kitchen has been installed with an array of grey floor and wall mounted units with varnished wooden worktops to create a smart contemporary finish. There is space for a range cooker, a breakfast bar and a ceramic butler sink. The bathroom has been fitted with a three piece suite which includes a shower, wash hand basin and W/C. \*\* Agents Note: The property benefits from a new gas boiler and window in the front bedroom. \*\*

### EXTERNAL

There is a privately owned, enclosed rear garden which is directly accessible from the apartment via the kitchen. The garden space is completely paved for ease of maintenance.

### LOCATION

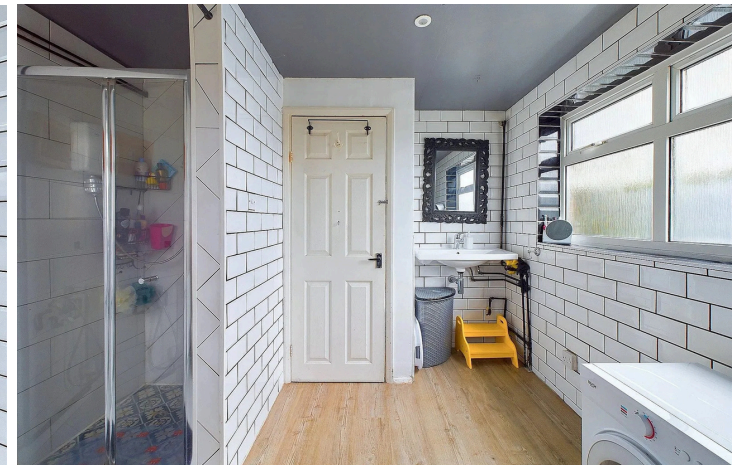
Situated In a highly sought after road in the Thomas A Becket area of Worthing, this attractive home is located close to local shops on both South Street and South Farm Road. Falling under the popular Thomas A Becket and Broadwater C of E Primary school catchment area, the road is highly sought after with families of all ages. Worthing mainline station is less than 300 metres away. Worthing Town Centre, with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres, parks and leisure facilities is approximately one mile away.

Tenure Share Of Freehold


Lease: 127 Years remaining

Maintenance: Paid on an "as and when" basis \*

Council Tax Band B





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

## Property Details:

Floor area \*as quoted by EPC: 732 SqFt

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.