



**Pevensey Road, Worthing, BN11 5NS**  
**Guide Price £425,000**



We are excited to present this beautifully maintained ground-floor apartment to the market. This charming property features two spacious double bedrooms, a contemporary fitted kitchen, a modern bathroom, and a welcoming lounge/dining room. A standout feature of this apartment is its generous private rear garden, offering a perfect space for relaxation. Additional benefits include off-road parking and a garage. Ideally located, the property is just a short stroll from the seafront and the shopping amenities on Goring Road.



# Key Features

- Ground Floor Garden Apartment
- Two Double Bedrooms
- Modern Fitted Kitchen
- Modern Bathroom
- Private Good Size Rear Garden
- Off Road Parking
- Garage
- Utility Room
- Close To Worthing Seafront & Marine Gardens
- Share Of Freehold



**2 Bedrooms**



**1 Bathrooms**



**1 Reception Room**

## INTERNAL

A welcoming door opens into the porch, providing convenient hooks and space for coats and shoes. From here, a wooden front door leads into the entrance hall, offering access to all rooms.

The apartment boasts two generously sized bedrooms. The primary bedroom, situated at the front, features a charming bay-fronted window with stylish fitted shutters, adding both character and privacy. The second bedroom, located at the rear, includes access to a storage cupboard housing the gas-fired boiler. The modern kitchen is designed with cream wall and base units, a built-in oven, a gas hob, and a double butler sink, with space for a dishwasher. A door leads into a practical utility storage room, offering plumbing and space for a washing machine and tumble dryer, as well as an additional storage cupboard. The inviting lounge/dining room is enhanced by an elegant fire surround and double doors that open onto the private rear garden, creating a seamless indoor-outdoor flow. Completing the property is the stylishly re-fitted bathroom, featuring a P-shaped bath with an overhead shower and glass screen, along with a wash hand basin and WC, all designed with modern finishes

## LOCATION

On Pevensey Road in a highly sought after position in West Worthing within 0.25 miles from Worthing Seafront. Local shops can be found at Goring Road, which is approximately half a mile away. Worthing Town Centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is within a mile. The nearest station is West Worthing which is less than a mile away and bus services run nearby on Grand Avenue. Marine Gardens is situated only a short walk away offering a wonderful cafe with views across the well kept gardens.

Tenure

Share of freehold

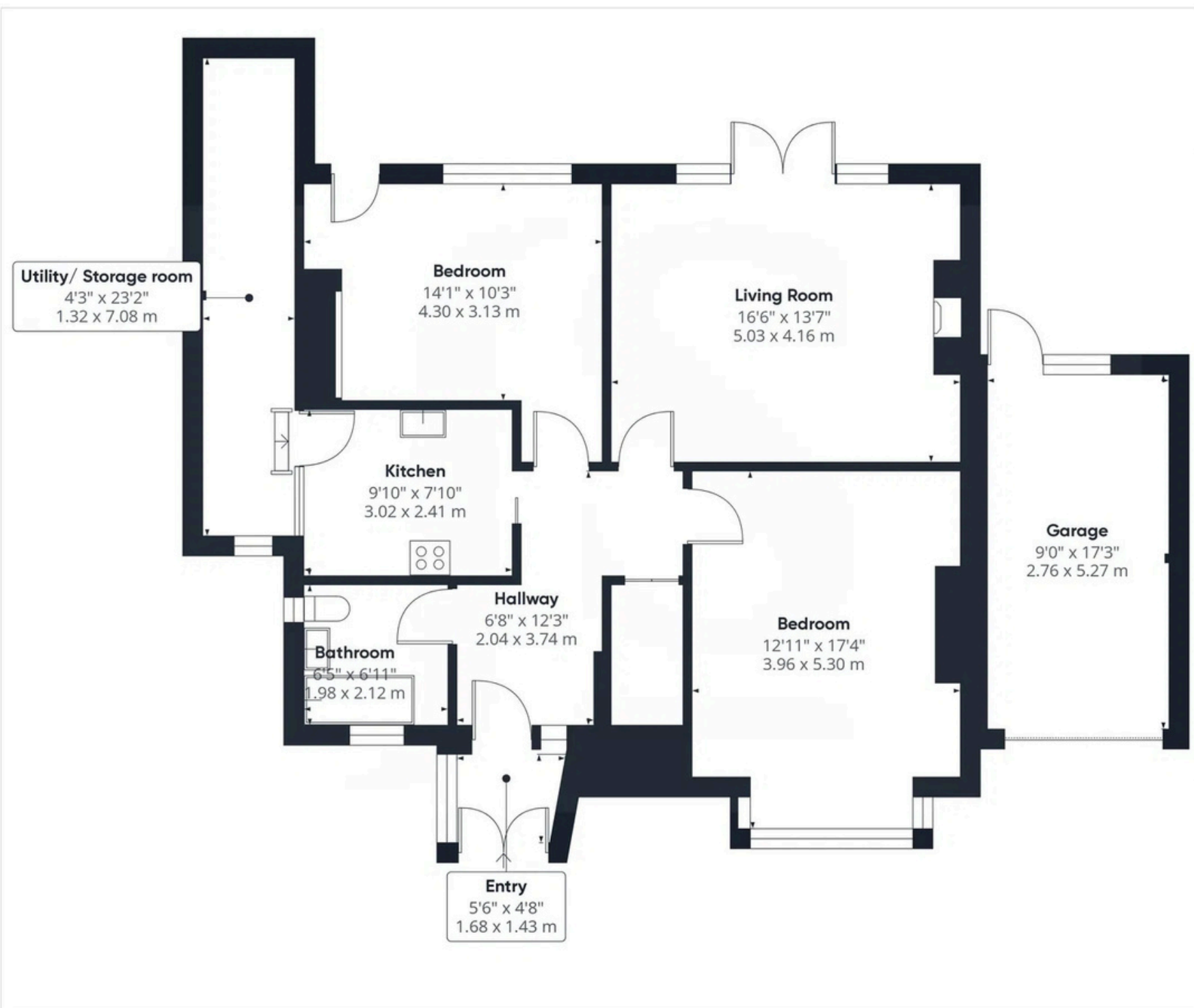
Lease: 981 years remaining

Service Charge: As & When Split with Upstairs

## EXTERNAL

To the front, a pathway leads to the main entrance, while the driveway provides off-road parking in front of the garage, which features an up-and-over door. The generously sized private rear garden is predominantly laid to lawn, complemented by mature borders that add character and privacy. A spacious Indian sandstone patio area offers the perfect space for outdoor seating and entertaining, while a dedicated section at the rear formerly used as a vegetable and fruit garden which provides an excellent opportunity for gardening enthusiasts.





Approximate total area<sup>(1)</sup>  
 1113.09 ft<sup>2</sup>  
 103.41 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Property Details:**

Floor area (as quoted by EPC): 84 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.

