



Wordsworth Road | Worthing | BN11 3NJ
£250,000



Jacobs Steel are delighted to offer for sale this rarely available and deceptively spacious ground floor garden apartment forming part of this sought after development in one of central Worthing's most prestigious postcodes. Located less than 175 metres from Worthing seafront and within easy reach of the town centre, the property is perfectly placed to benefit from everything the town has to offer. The property boasts a private entrance and garden, and comprises of two double bedrooms, a large open plan living room, bay fronted lounge, contemporary fitted kitchen and bathroom, long lease and is sold with the vendors being suited.



Key Features

- Ground Floor Garden Apartment
- Two Double Bedrooms
- Modern Open Plan Living Room
- Contemporary Fitted Kitchen & Bathroom
- Private Entrance & Garden
- Underfloor Heating Throughout
- New Lease On Completion
- Within 175 Metres From Worthing Seafront
- Vendors Suited



2 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

This attractive double fronted ground floor apartment benefits from a private entrance accessed by a path that is flanked on either side by a privately owned front garden. Forming part of this sought after purpose built development, positioned at the front of the property with views overlooking the private front garden is the large open plan bay fronted living room that measures a generous 15'6 x 13'6ft. The kitchen has been fitted with a range of modern white gloss, floor and wall mounted units, with a contrasting black worktop with space for appliances. A kitchen island provides additional storage and has space for 2 breakfast bar stools. There are two well proportioned double bedrooms with the principle bedroom boasting a large bay window with views over the private front garden. The second bedroom benefits from a built-in closet / wardrobe. The bathroom has been fitted with a full white suite including a walk-in shower cubicle, toilet and hand wash basin. The property benefits from underfloor heating throughout & a solar water heating system.

EXTERNAL

To the front of the property is a quaint private garden space. Brick walls with established shrubbery help create a completely secluded area with enough space for table and chairs or providing convenient storage. There is also communal bike storage.

LOCATION

Situated In one of Worthing's most prestigious postcodes in central Worthing less than 175 metres from both Worthing Seafront and within easy reach of the town centre, you'll be perfectly located to benefit from some of the best restaurants and cafes in the area. Close-by is the award-winning leisure centre, Splashpoint that boasts two swimming pools, spa and gym. There are also three parks and a sea-inspired children's playground all located next to Splashpoint. Commuters are also well served with Worthing train station's offering regular services along the coast and London.

Tenure: Leasehold

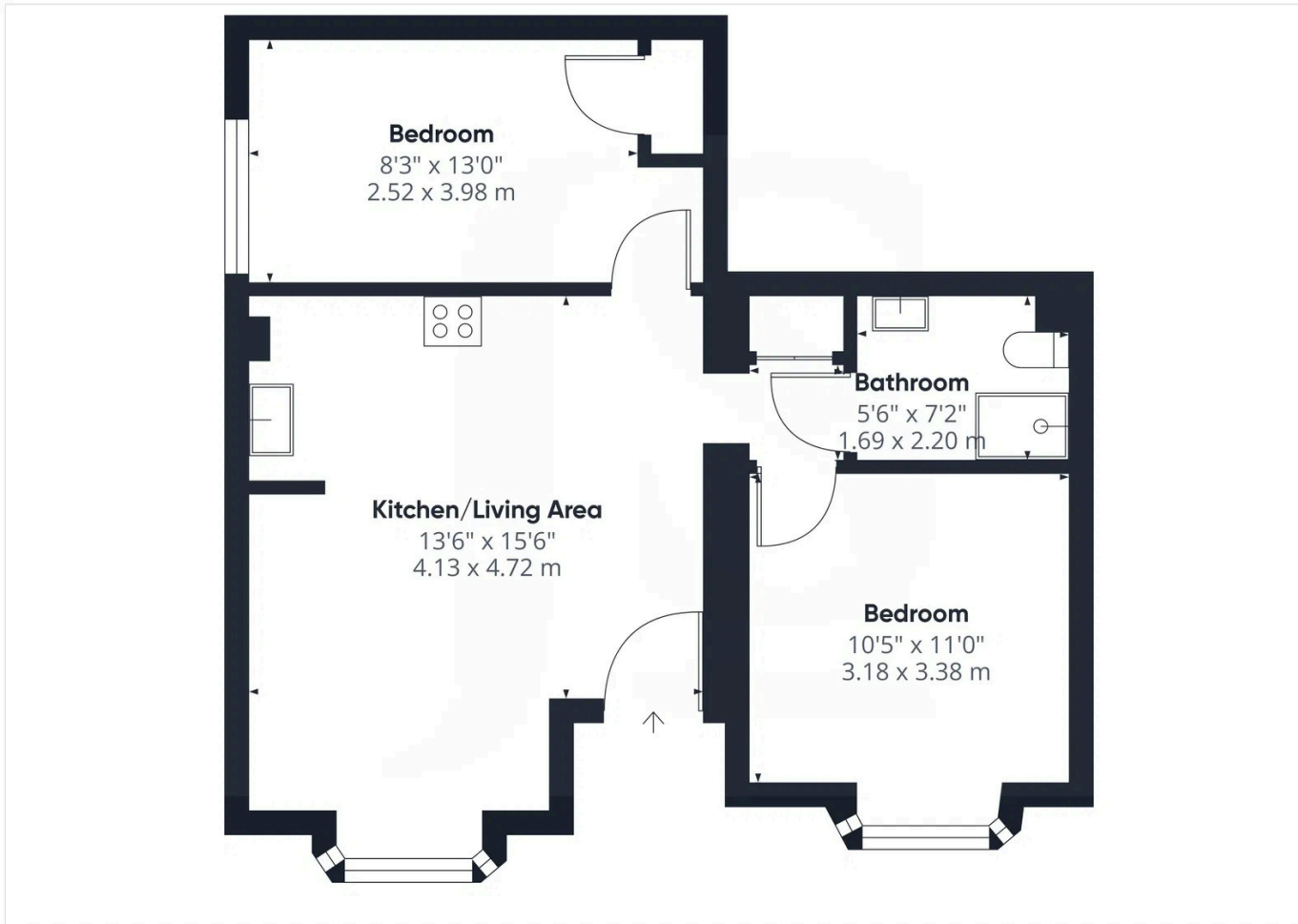
Lease Length: New Lease On Completion - 171 Years Remaining

Maintenance: Approximately £1500 Per Annum

Ground Rent: Peppercorn

Council Tax Band B





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	63	
(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: 603 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.