



**Downview Road, Worthing, BN11 4QR**  
**Offers Over £300,000**





We are pleased to present this charming ground-floor converted apartment, offering a tranquil and private west-facing garden. The property features two spacious double bedrooms, a bright and inviting west-facing lounge/dining room with direct access to the garden, a well-equipped fitted kitchen, a modern bathroom and a separate WC. Additional benefits include a garage, parking space, and a highly convenient location.





## Key Features

- Ground Floor Converted Apartment
- Two Double Bedrooms
- West Facing Lounge/ Dining Room
- Fitted Kitchen
- Garage
- Off Road Parking
- West Facing Private Rear Garden
- Close To Local Shops
- Bus Routes Nearby



**2 Bedrooms**



**1 Bathroom**



**2 Reception Rooms**

### INTERNAL

A private door leads into the kitchen, which is fitted with white wall and base units, a built-in oven, and space for both a washing machine and a fridge/freezer. The kitchen also features a sink with a drainer and provides access to the hallway. From the hallway, there is access to all rooms within the apartment. The west-facing lounge/dining room boasts a bay-fronted window and double doors that open to the private rear garden, creating a bright and inviting space. The apartment includes two generously sized double bedrooms. The bathroom is well-appointed with a corner bath, a walk-in shower with a glass screen, and a wash hand basin with built-in storage. The separate WC is conveniently located just next to the bathroom. Additionally, the hallway offers ample storage space.

### LOCATION

The property is located in a popular area of West Worthing, at the corner of Lansdowne Road and Downview Road. Local amenities can be found on Goring Road, just half a mile away, and Worthing Beach is also within easy reach, approximately half a mile from the property. Worthing town centre, offering a wide range of shopping, dining, entertainment, and leisure facilities, is about one mile away. The nearest station, West Worthing, is just half a mile away, and bus services are conveniently available nearby.

Lease: 111 years remaining

Service Charge: £1200 per annum.

Ground Rent: £50 per annum

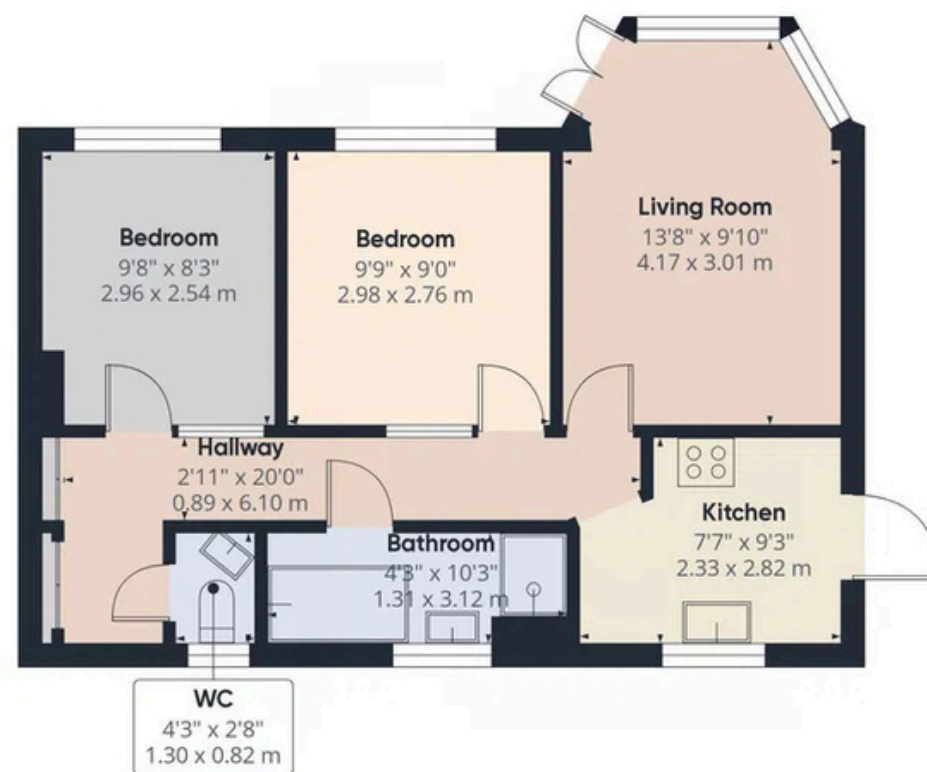
### EXTERNAL

The property features a beautiful, secluded west-facing rear garden, thoughtfully landscaped with a patio area and bordered by mature shrubs and plants. A gate provides access to the bin storage area, with an additional gate leading to the front of the property. The garage, located on the left-hand side when facing the row of garages, is larger than standard and offers convenient access through a rear door. Parking spaces are available in front of the garage for added convenience.

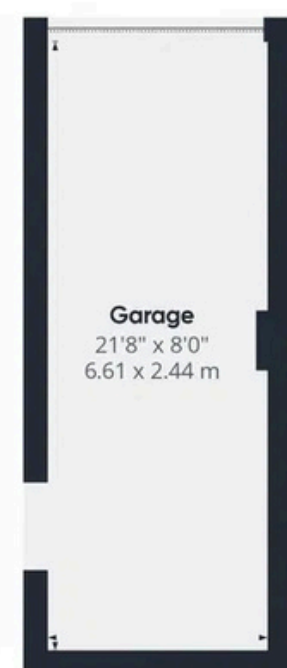


To book a viewing contact us on: 01903 506080 | [westworthing@jacobs-steel.co.uk](mailto:westworthing@jacobs-steel.co.uk) | [jacobs-steel.co.uk](http://jacobs-steel.co.uk)



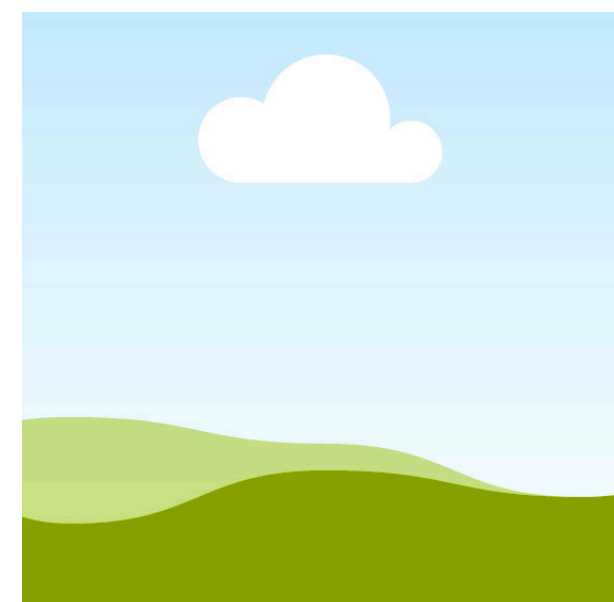
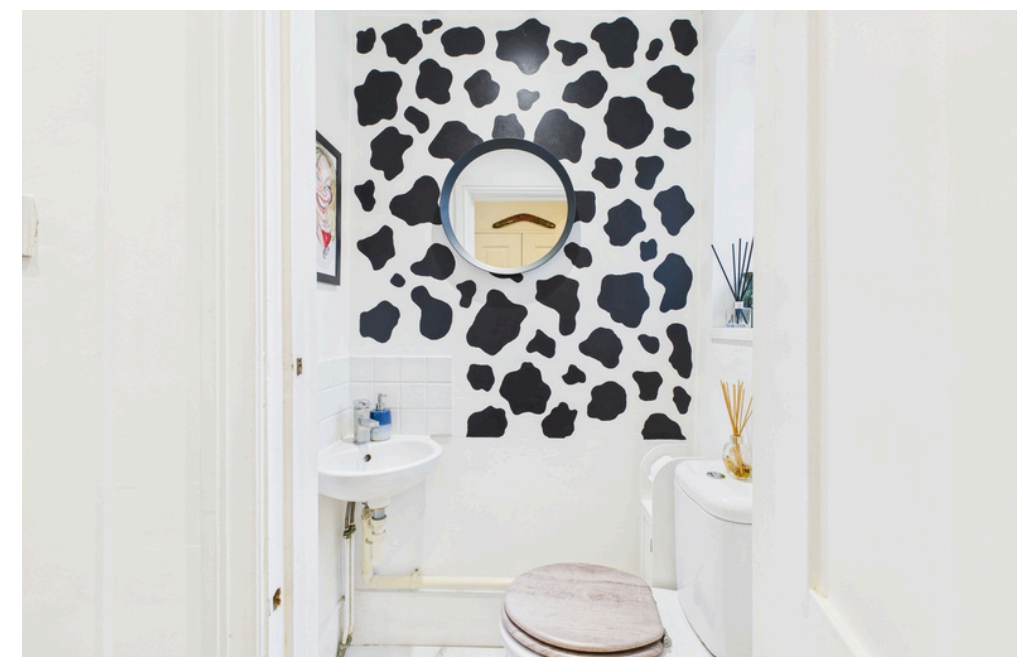


Ground Floor Building 1



Ground Floor Building 2

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.



## Property Details:

Floor area (as quoted by EPC: tbc sqm)

Tenure:Leasehold

Council tax band: B