



Gardiner Place Gardiner Place, Worthing, BN11 4FL  
Guide Price £220,000



We are thrilled to present the opportunity to purchase a beautifully maintained ground-floor apartment, designed to offer the comfort and charm of a bungalow. This property features two spacious bedrooms, a modern open-plan kitchen and living area, and a fully fitted contemporary kitchen. Converted in 2021, the apartment has been impeccably maintained, offering a pristine living environment and low ongoing costs.



## Key Features

- Ground Floor Apartment
- Two Double Bedrooms
- Modern Fitted Kitchen
- Open Plan Kitchen/ Living Space
- Modern Bathroom
- Long Lease
- Low Outgoings
- Close To Local Shops
- Converted In 2021
- Close To Transport Links



**2 Bedrooms**



**1 Bathroom**



**1 Reception Rooms**

## INTERNAL

The front door opens into a bright and spacious open-plan living and kitchen area, flooded with natural light from the windows. This versatile space comfortably accommodates a dining table, chairs, and living room furniture. The modern kitchen, accessed through an opening features sleek white units and is fully equipped with an integrated fridge/freezer, oven, electric hob, and a space for a washing machine (which will remain). It also includes a sink with a drainer for added convenience. The stylish bathroom boasts elegant marble-effect tiles, an inset shelf, ambient lighting, and a heated mirror with a light surround. It's complete with a bathtub, glass shower screen, overhead shower, wash hand basin, and WC. Both double bedrooms offer ample space for wardrobes, providing comfortable and functional living areas.

## LOCATION

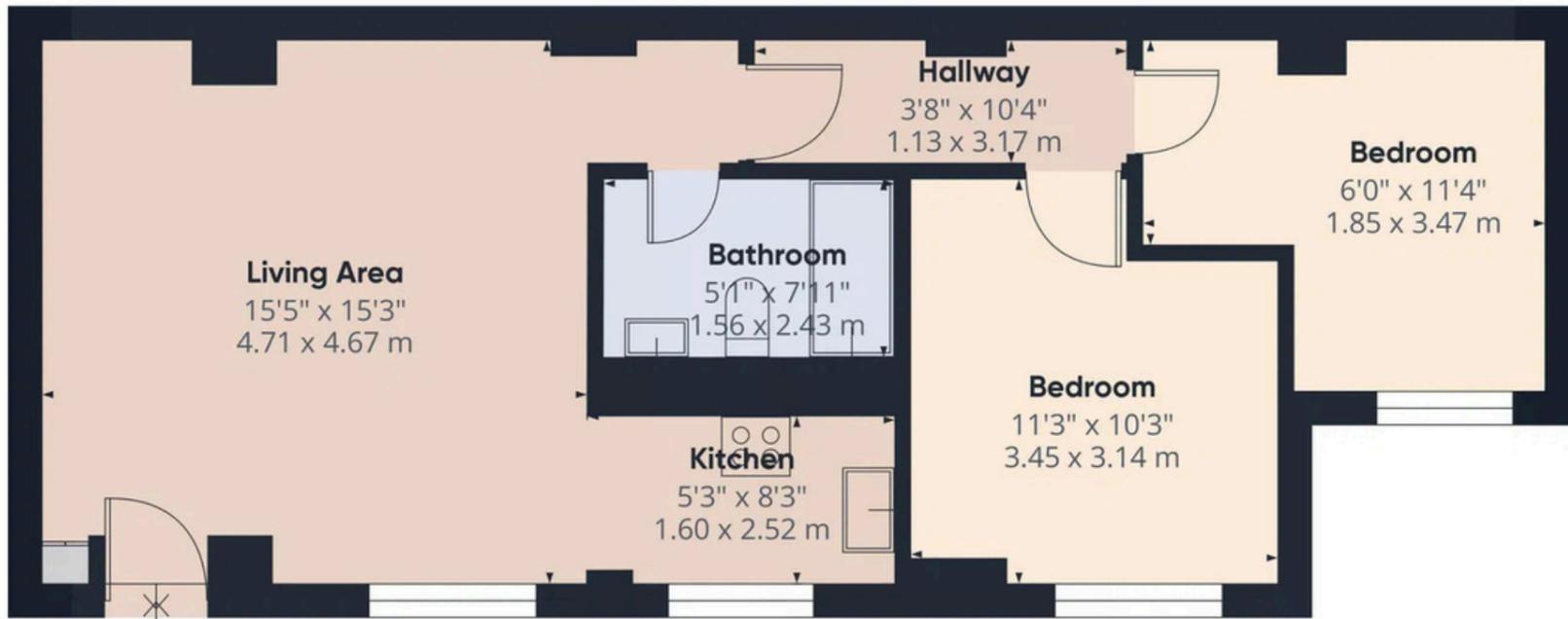
The property is located just a short walk from Tarring Road, which offers a variety of shops. Worthing town centre, with its extensive shopping options, restaurants, pubs, cinemas, theatres, and leisure facilities, is approximately 1 mile away. The nearest mainline station, West Worthing, is about 0.3 miles away, and there are bus services available nearby for added convenience. The property can be found just at the end of Eton Road.

Service Charge: As & When

Ground Rent: N/A

Buildings Insurance: £250.88 per annum





Approximate total area<sup>(1)</sup>  
570.49 ft<sup>2</sup>  
53 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

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>	77	77
(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): 61 sqm

Tenure: freehold

Council tax band: A

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.