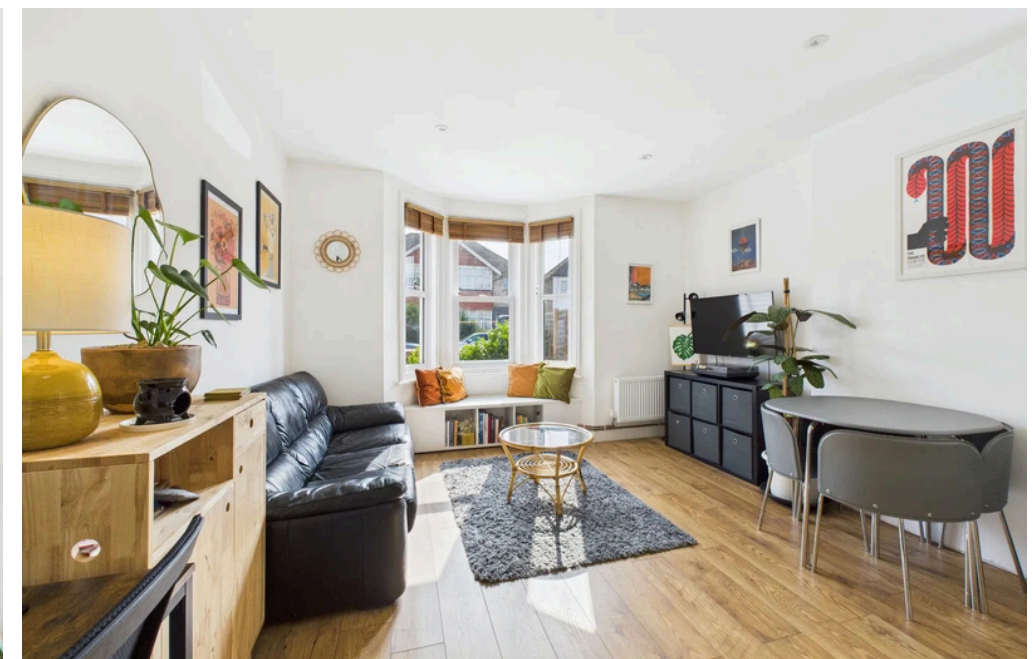


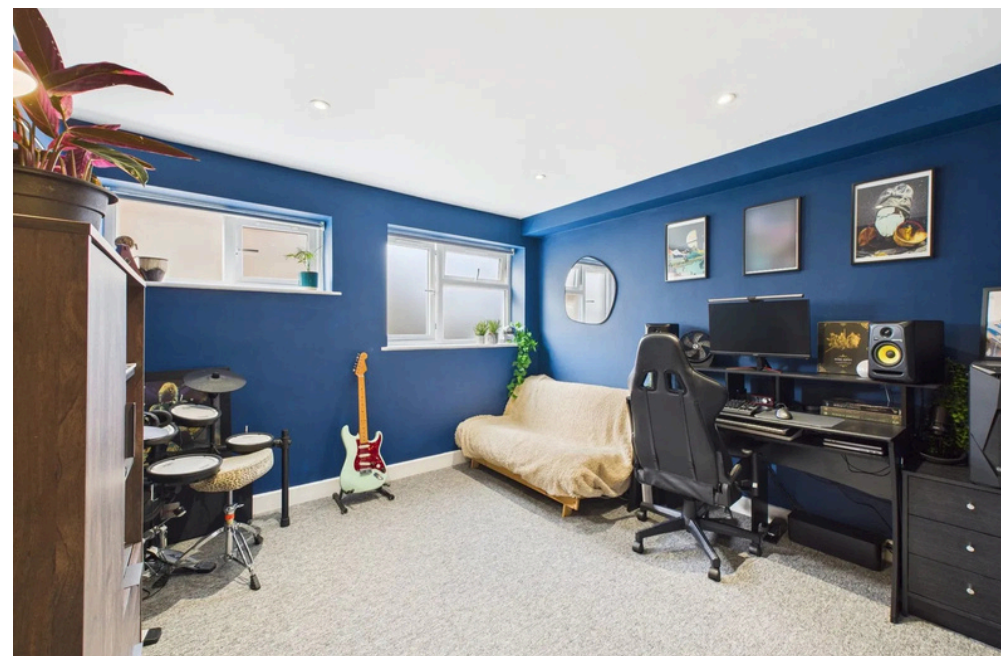


Reigate Road, Worthing, BN11 5NF

Guide Price £290,000



We are delighted to present to the market this charming ground floor garden apartment. This well-appointed property features two spacious double bedrooms, a bright and airy open-plan kitchen and living area and a modern bathroom. The apartment also boasts a private, south-facing garden, offering an ideal space for outdoor relaxation. Additional benefits include a long lease and a share of the freehold. Conveniently located within walking distance to the Goring Road shops and West Worthing Railway Station, this property offers both comfort and accessibility.



Key Features

- Ground Floor Apartment
- South Facing Private Garden
- Two Double Bedrooms
- South Facing Kitchen/ Living Space
- Modern Bathroom
- Share of Freehold
- Long Lease
- Close To Goring Road Shops
- West Worthing Railway Station Closeby



2 Bedrooms



1 Bathroom



1 Reception Rooms

INTERNAL

Upon entering, you'll find a communal entrance with a security entry phone system, leading into the shared hall. The front door opens into a welcoming entrance hall, providing access to all rooms. At the front of the property, a modern kitchen/living space boasts a south-facing bay window, allowing natural light to flood the room. This dual-aspect space features contemporary kitchen units and is fully equipped with integrated appliances, including washing machine, fridge/freezer, oven, gas hob, sink and drainer, along with a gas-fired combi boiler. The property offers two generously sized double bedrooms, ensuring comfort and space. The bathroom offers fully tiled walls, bath featuring a shower overhead, a glass screen, a wash hand basin with storage below, and a WC. Off the entrance hall, there is a utility cupboard, providing convenient space for a tumble dryer and additional shelving for storage.

EXTERNAL

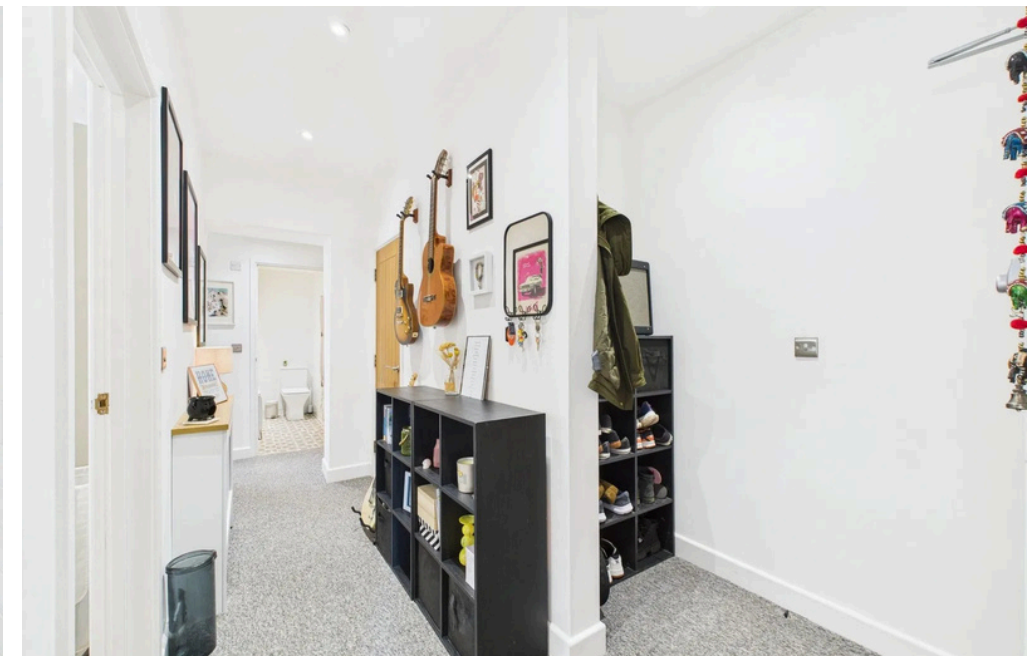
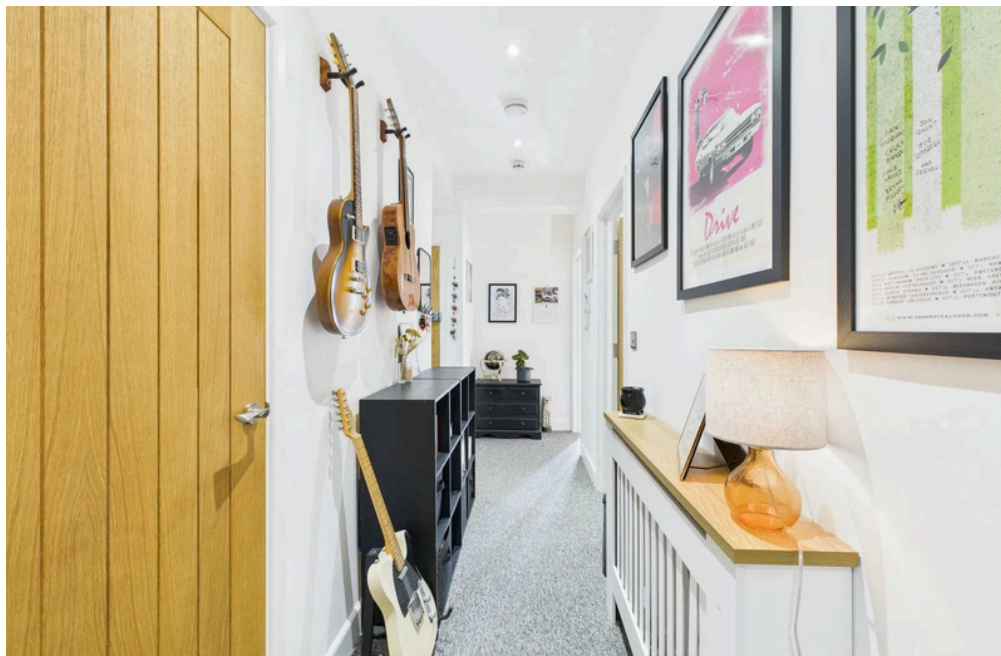
This property boasts a private, south-facing garden, accessible through a timber gate. The garden is beautifully laid with paving and bordered by laurel hedging, ensuring both privacy and tranquility. It offers ample space for decorative pots, plants, and a comfortable seating area, perfect for relaxing or outdoor dining.

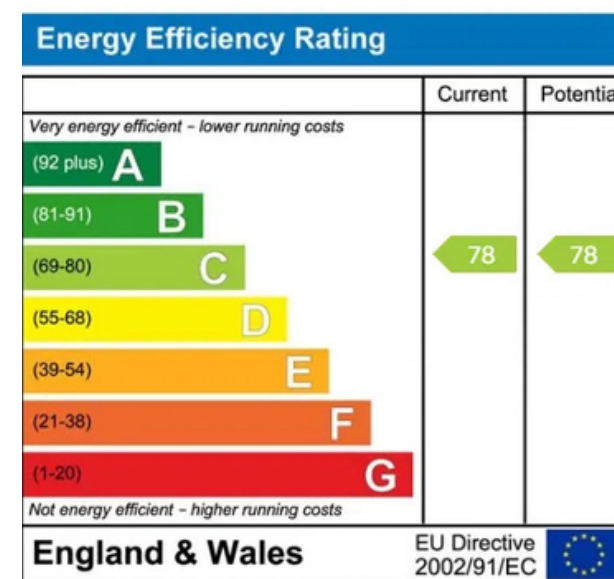
LOCATION

Conveniently located near Goring Road Shops, which offer a variety of amenities including convenience stores, coffee shops, banks, and a pharmacy, this property benefits from easy access to local services. Situated on Reigate Road, it is well-served by bus routes along the high street, and West Worthing train station is just 0.4 miles away. The stunning Worthing seafront is a short walk at the end of Wallace Avenue, while Worthing town centre, with its wide selection of shops, restaurants, and theatres, is approximately 1.5 miles away.

TENURE

Share of Freehold & Leasehold: 123 Year Lease
Service Charge: As & When Split Between 6 Flats
Buildings Insurance: Roughly £340 per annum





Property Details:

Floor area (as quoted by EPC: 63 SQM

Tenure: Leasehold & 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.