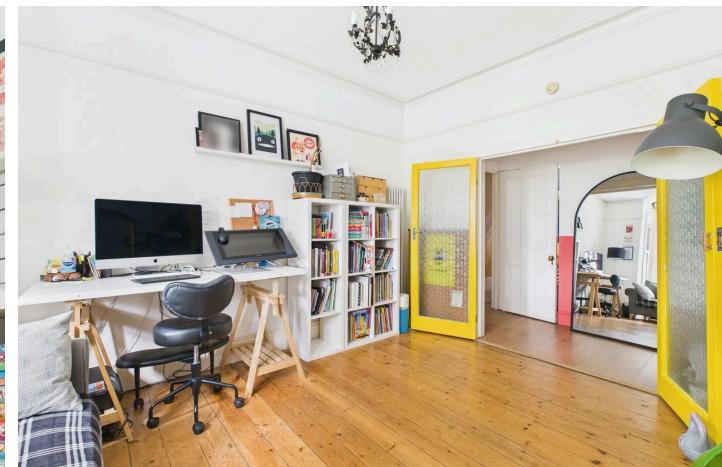




St Matthews Road | Worthing | BN11 4AU
Offers In The Region £325,000



Jacobs Steel are delighted to offer for sale this spacious and characterful ground floor garden apartment, positioned on this highly desirable road in the Poets District of Worthing, close to local shops, amenities and mainline train station. This apartment boasts two double bedrooms, living room, modern fitted kitchen, contemporary bathroom suite and a private, feature rear garden.



Key Features

- Ground Floor Garden Apartment
- Two Double Bedrooms
- South Facing Bay Fronted Front Room
- Direct Views Onto Victoria Park
- Contemporary Bathroom Suite
- Modern Fitted Kitchen
- Private Low Maintenance Rear Garden
- Characterful Features Throughout
- Close To Local Shops, Amenities & Mainline Train Station
- Popular Poets District Of Worthing



2 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

The front door opens to the welcoming entrance hallway with access to all rooms and an area to hang coats and kick off shoes. Positioned to the front of the property and measuring a generous 11'10" x 15'4" is the main double bedroom currently setup as the living room, which is large enough for various furniture arrangements. This spacious room benefits from a large south-facing bay window with pleasant direct views overlooking Victoria Park Gardens. The second double bedroom measures 8'8" x 8'7" and can comfortably fit a large double bed alongside other free standing furniture. The living room measures 10'2" x 11'6" and boasts a large east facing window to maximize the morning sunshine and offers ample storage cupboards. The kitchen has been fitted with an array of neutral shaker style floor and wall mounted units with laminate oak worktops, integrated oven/hob and space and provisions for white goods. This room also offers access to and views of the private rear garden via a double glazed back door. The bathroom has been fitted with a three piece contemporary suite including a bath with shower overhead, toilet and hand wash basin. This beautiful property benefits from a wealth of period features including tall, imposing ceilings, picture rails and ceiling roses.

EXTERNAL

The private rear garden is accessed via the kitchen and has been cleverly designed to allow for multiple different lifestyles. There is a paved patio area at the top of the garden, perfect for an outdoor table and chairs, with the rest laid with faux lawn and planters lining both boundaries. At the bottom of the garden is a timber built summerhouse.

LOCATION

Situated In the popular Poets District, the property overlooks Victoria Park and is 0.5 miles to Worthing train station. Bus routes run along adjoining Cowper Road & Tarring Road and there are convenience stores close by on Tarring Road. Worthing town centre with its comprehensive shops, restaurants and theatres is approximately 0.6 miles away.

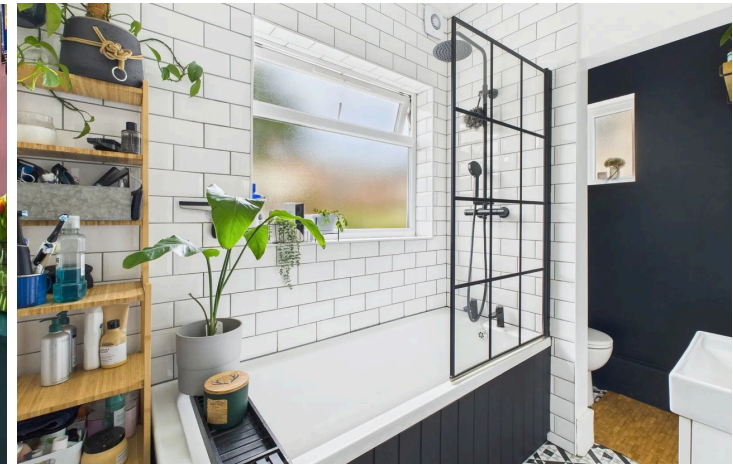
Council Tax Band B

Tenure Share Of Freehold

Lease Length 116 years remaining

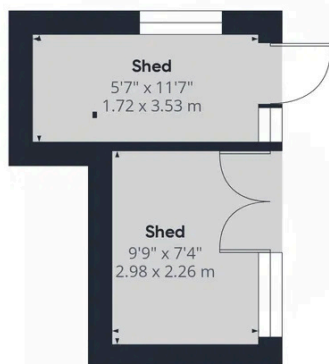
Maintenance 50% required on an as and when basis

Ground Rent N/a





Ground Floor Building 1



Ground Floor Building 2



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Property Details:

Floor area *as quoted by EPC: 667 SqFt

Tenure: 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.