



Brighton Road | Worthing | BN11 2ES  
Offers Over £240,000





We are delighted to offer for sale this charming and spacious ground floor apartment, situated moments from Worthing seafront close to local shops, amenities and mainline train station. The property boasts two double bedrooms, living/dining room, modern fitted kitchen & bathroom, private rear courtyard, front garden and benefits from a large basement.





## Key Features

- Ground Floor Garden Apartment
- Two Double Bedrooms
- Spacious Living/Dining Room
- Private Basement
- Less Than 700 Metres From Worthing Town Centre
- Modern Fitted Kitchen & Bathroom
- Front Garden
- Private Rear Courtyard
- Seafront Location



**2 Bedrooms**



**1 Bathroom**



**1 Reception Room**

### INTERNAL

The main front door opens into the well kept communal hallways and provides access to the property's private front door. The door opens into the apartment's welcoming entrance hall which has access to all rooms/basement and provides a place to hang coats and store shoes. Positioned to the front of the property is the bay fronted main bedroom, which measures a substantial 18'5" x 13'6" and can comfortably fit a large double bed alongside various other bedroom furniture. Adjacent to the main bedroom is the second bedroom, which can also fit a large double bed with ease and has direct views out to the private rear courtyard. Towards the rear of the apartment is generously sized living/dining room which boasts a west facing window, creating a light and airy space all year round. This large room can be separated into a living and dining area with ease. The kitchen is positioned off the living room and has been fitted with an array of modern white gloss wall and floor mounted units, topped with dark laminate worktops to create a smart contemporary finish. There is an integrated oven/hob and plenty of space and provisions for white goods, with a UPVC double glazed door opening out to the private rear courtyard. The bathroom has been fitted with a three piece contemporary suite including a bath with overhead shower, toilet and hand wash basin. The apartment offers a wealth of storage with it's own private basement measuring 19'10" x 5'10" and 9'11" x 11'0".

### EXTERNAL

To the front of this grand characterful Victorian conversion, is the private front garden which has been laid with lawn with planted shrubs lining the boundaries all enclosed by a flinted dwarf brick wall. To the rear of this development is the private rear courtyard, which is perfect for an outdoor table and chairs.

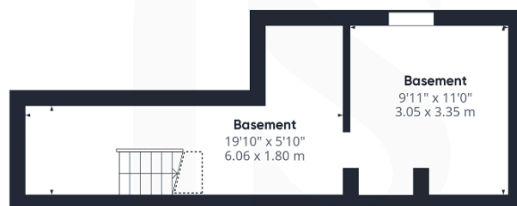
### LOCATION

This well presented property is positioned in one of Worthing's most prestigious postcodes in central East Worthing. Positioned along Worthing Seafront and less than 700 metres to 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.

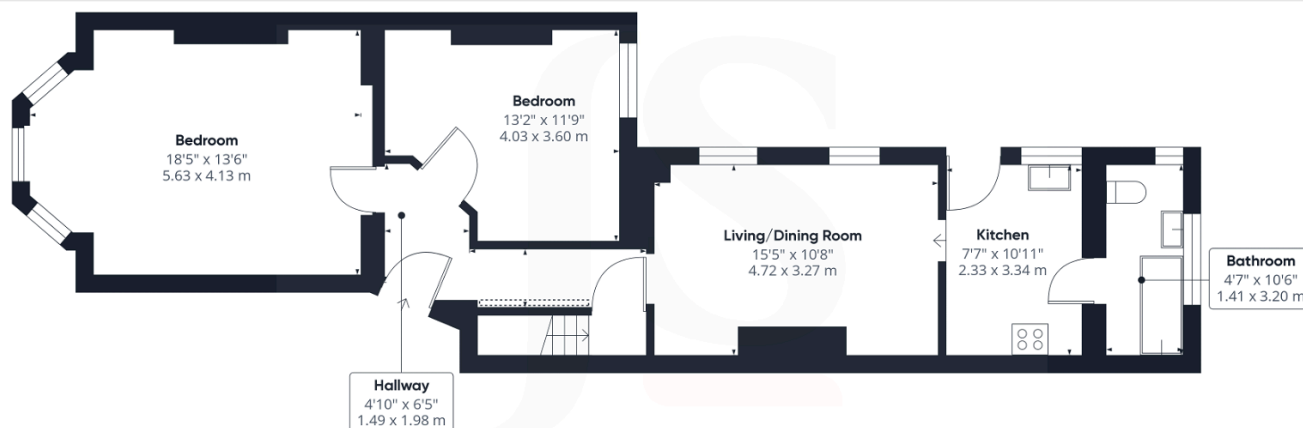
Share Of Freehold - Remainder of 999 years remaining  
Maintenance - £50 per month  
Ground Rent - N/a  
EPC - E



To book a viewing contact us on: 01903 206000 | [worthing@jacobs-steel.co.uk](mailto:worthing@jacobs-steel.co.uk) | [jacobs-steel.co.uk](http://jacobs-steel.co.uk)



Floor -1



Floor 0



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>		78
(55-68) <b>D</b>		
(39-54) <b>E</b>	54	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## Property Details:

Floor area \*as quoted by EPC: 710 SqFt

Tenure: Share of 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.