



Mansfield Road | East Worthing | BN11 2QN  
Offers Over £275,000





We are delighted to offer for sale this rarely available and extremely well presented first floor maisonette, situated close to local shops, amenities and mainline train station. The property has it's own private entrance, two bedrooms, large living room, modern fitted kitchen, contemporary bathroom suite, private south facing rear garden and a substantial garden cabin with power.





## Key Features

- First Floor Maisonette
- Two Bedrooms
- Contemporary Bathroom Suite
- Modern Fitted Kitchen
- Well Presented Throughout
- Substantial Garden Room
- South Facing Private Rear Garden
- Private Entrance
- Close To Local Shops, Amenities & Mainline Train Station
- Ideal First Time Buy



**2 Bedroom**



**1 Bathroom**



**1 Reception Room**

### INTERNAL

Tucked away via a charming twitten to the side of the development, this apartment enjoys its own private entrance, offering both privacy and a sense of seclusion. A secure, locked gate also provides access to the rear garden, while the front door welcomes you into the home. Upon entry, stairs lead to the first floor where you'll find a well-planned layout with access to all principal rooms. Positioned at the front of the property, the bright and generously proportioned living room measures an impressive 12'8" x 8'10", making it a comfortable space for relaxing or entertaining. The spacious double bedroom, measuring 8'5" x 13'0", easily accommodates a large bed along with additional freestanding furniture. The second bedroom offers flexibility—perfect as a single room, guest space, or an ideal home office for remote working. To the rear, the south-facing kitchen is bathed in natural light and features a sleek selection of white gloss wall and base units, beautifully finished with oak-effect worktops. There's ample space and plumbing for under-counter appliances, making it as practical as it is stylish. Completing the home is a contemporary bathroom, fitted with a modern three-piece suite comprising a shower, toilet, and hand wash basin—designed with comfort and functionality in mind. Additionally, the property enjoys the added advantage of a privately owned loft space that extends across the entire footprint of the home. Thoughtfully insulated and partially boarded, this versatile area also features integrated lighting, offering a wealth of potential for storage or future development.

### EXTERNAL

The south-facing private rear garden is a true highlight of the home, offering an abundance of space and a variety of areas to relax, entertain, or unwind. Thoughtfully designed for both practicality and enjoyment, the garden features a neatly manicured lawn and a paved patio area at the top—an ideal setting for al fresco dining or morning coffees, perfectly suited for an outdoor table and chairs. At the far end of the garden sits an impressive garden room, offering incredible versatility. Divided into two substantial rooms measuring 12'5" x 17'1" and 12'5" x 16'0", this stylish outbuilding is fully equipped with power and ready to serve a multitude of purposes. Whether you're looking for a quiet home office, a creative studio, a workout space, or a dedicated playroom for the kids, this adaptable space is ready to meet your needs—all just steps from your back door.

### LOCATION

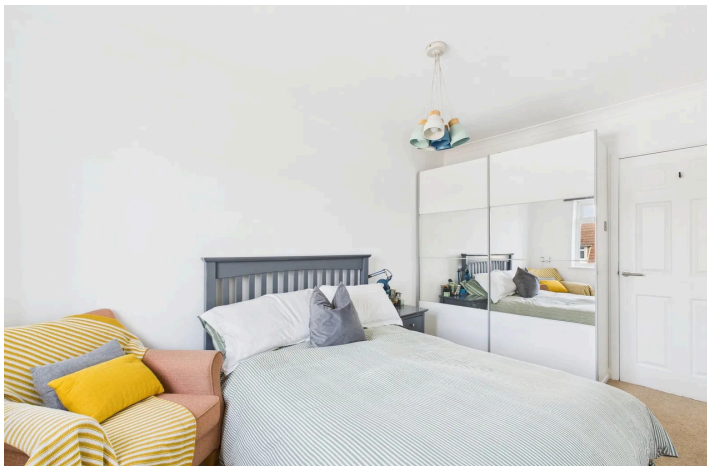
Situated To the East of Worthing local amenities can be found nearby. Worthing seafront is less than half a mile away and is well situated for local schools and parks. Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is less than one mile away. The nearest station is East Worthing, which is less than 500 metres away, with links to both London and Brighton. Bus services run nearby.

Tenure: Share of freehold

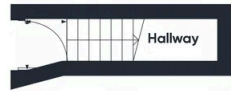
Lease Length: 206 years remaining

Maintenance: As and when 50/50 split

Council Tax Band: B



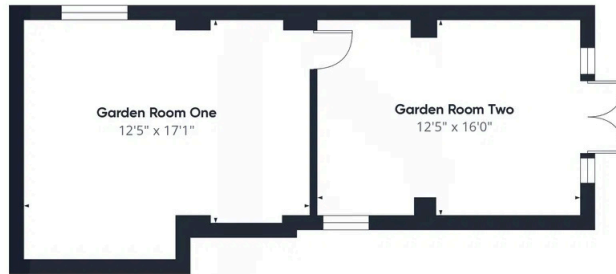
To book a viewing contact us on: 01903 206000 | [worthing@jacobs-steel.co.uk](mailto:worthing@jacobs-steel.co.uk) | [jacobs-steel.co.uk](http://jacobs-steel.co.uk)



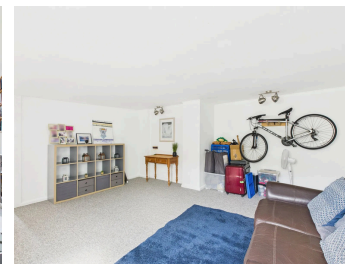
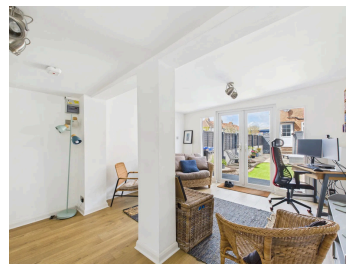
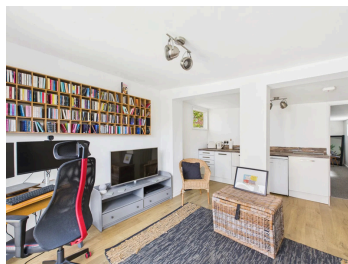
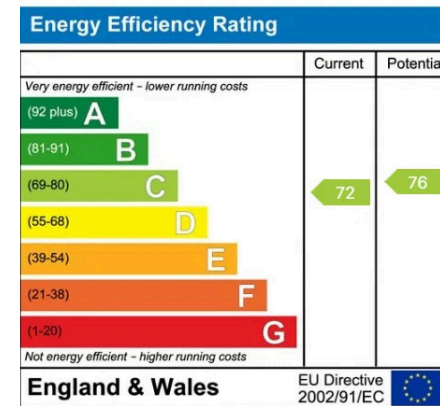
Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



## Property Details:

Floor area \*as quoted by floorplan:

Tenure: 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.