



Pavilion Road | Worthing | BN14 7EE  
Guide Price £275,000





We are delighted to offer for sale this well presented and spacious ground floor garden apartment, situated close to local shops, amenities and mainline train station. The apartment boasts two bedrooms, bay fronted living/dining room, modern fitted kitchen and bathroom, private south facing rear garden and is sold with no ongoing chain.





## Key Features

- Ground Floor Garden Apartment
- Two Double Bedrooms
- Bay Fronted Living/Dining Room
- Modern Fitted Kitchen
- Contemporary Bathroom Suite
- Well Presented Throughout
- Characterful Features Throughout
- Private South Facing Rear Garden
- Close To Local Shops, Amenities & Mainline Train Station
- No Ongoing Chain



**2 Bedrooms**



**1 Bathroom**



**1 Reception Room**

### INTERNAL

The front door to the development opens into the well maintained communal hallway, with access to the apartments private front door. Positioned at the front of the apartment is the bay fronted living/dining room, which measures a generous 13'1" x 15'3" and has plenty of space for both living and dining furniture. Both bedrooms measure 9'6" x 12'0" and 5'7" x 11'11", the main bedroom can fit a large double bed alongside various other free standing furniture and the second bedroom can fit a small double bed. Both rooms have views out onto the rear garden. Situated at the rear is the kitchen, which has been fitted with an array of white gloss wall and floor mounted units, topped with oak style laminate worktops to create a smart finish. There is an integrated oven, gas hob, washing machine and space for a free standing fridge freezer. The bathroom has been fitted with a contemporary four piece suite including a corner shower, toilet, bath and hand wash basin.

### EXTERNAL

To the rear of this stunning period conversion is a private south facing rear garden, which has been cleverly designed to allow for different uses. The rear of the garden has been laid to lawn with planted borders, the top of the garden has a paved patio, creating a perfect spot for an outdoor table and chairs.

### LOCATION

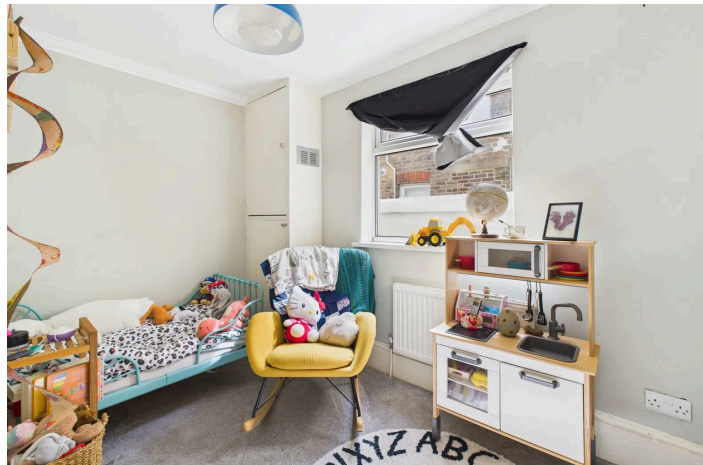
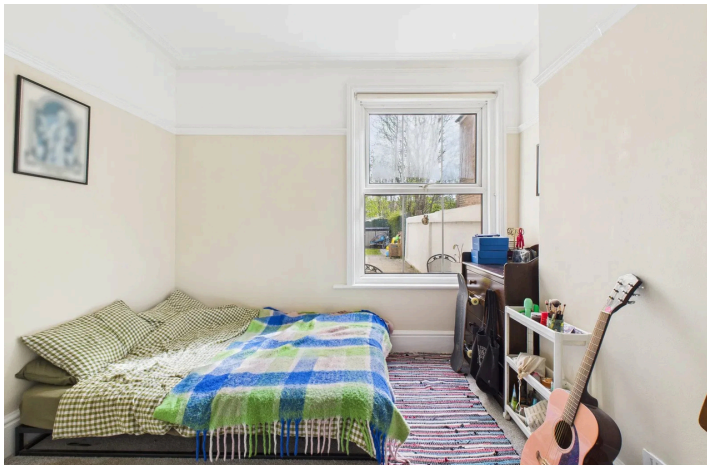
Situated In a highly sought after road in the Thomas A Becket area of Worthing, this attractive home is located close to local shops on both South Street and South Farm Road. Falling under the popular Thomas A Becket and Broadwater C of E Primary school catchment area, the road is highly sought after with families of all ages. Worthing mainline station is less than 300 metres away. Worthing Town Centre, with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres, parks and leisure facilities is approximately one mile away.

Tenure Leasehold

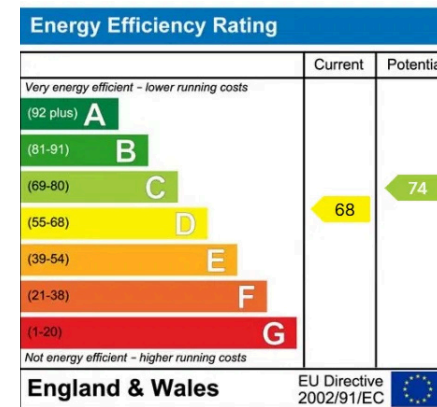
Lease: 119 Years remaining

Maintenance: £1500 per annum

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)



## Property Details:

Floor area \*as quoted by EPC: 484 SqFt:

Tenure: Leasehold

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.