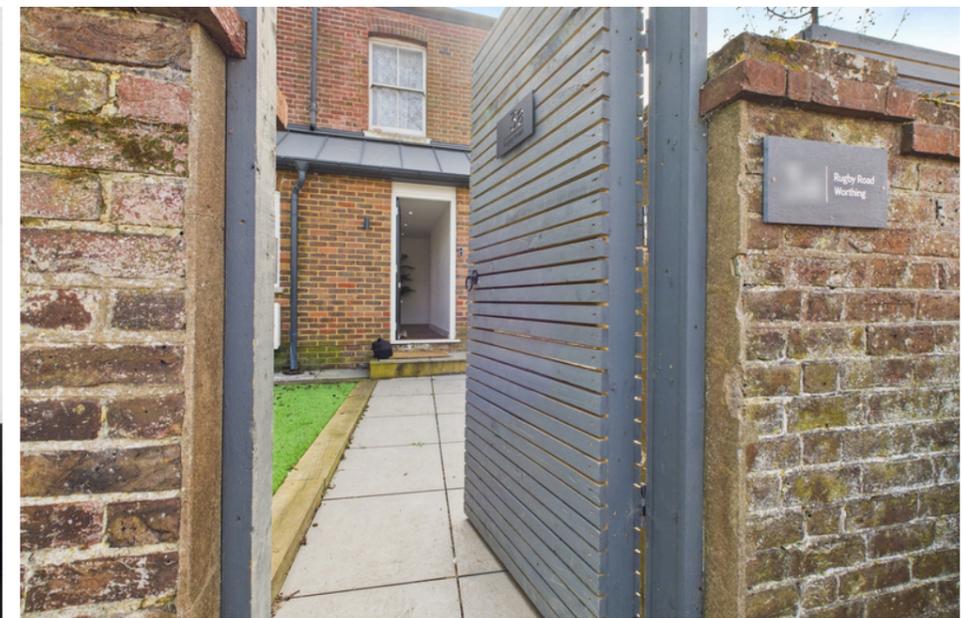
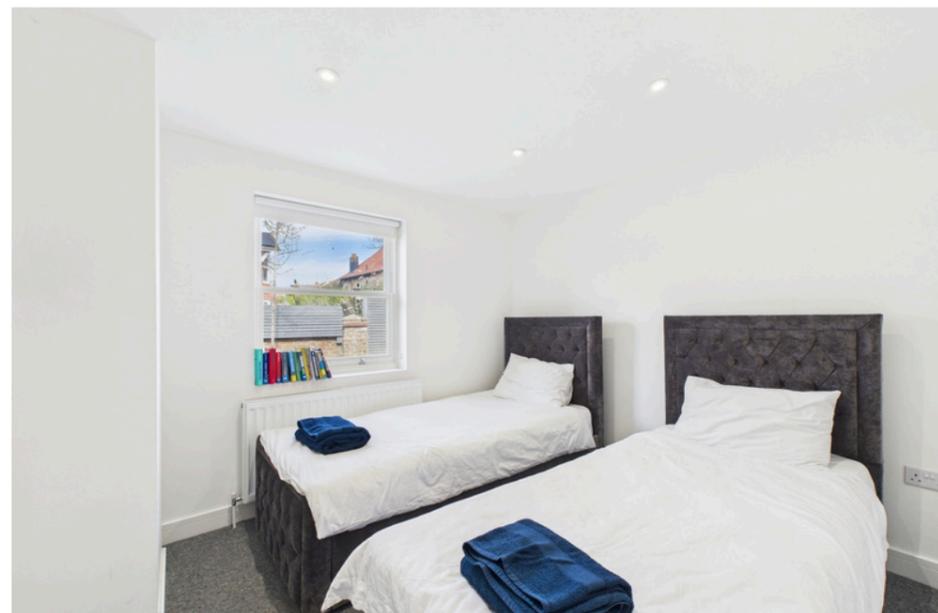




Rugby Road, Worthing, BN11 4PT
Guide Price £365,000



We are pleased to present this beautifully renovated ground floor garden apartment, now available for purchase. Finished to a high standard throughout, the property boasts three well-proportioned bedrooms, modern open-plan kitchen and living area, stylish main bathroom and a private en suite to the primary bedroom. Additional benefits include a private garden, off-road parking, and the advantage of being sold chain-free.



Key Features

- Recently Renovated Ground Floor Apartment
- Three Bedrooms
- Open Plan Kitchen/ Living Space
- Modern Bathroom & En Suite
- Private Rear Garden
- Off Road Parking
- Chain Free
- Close To West Worthing Shopping Facilities
- Short Walk From Local Shops



2 Bedrooms



2 Bathrooms



1 Reception Room

INTERNAL

A private front door opens into a welcoming entrance hall, providing access to all rooms. The apartment has been beautifully renovated throughout, offering three generously sized bedrooms. The primary bedroom benefits from a contemporary en suite shower room, complete with a walk-in shower, wash hand basin and WC. The guest bathroom is finished with fully tiled walls and flooring and includes a wash hand basin, WC and a bath with an overhead shower and glass screen. The heart of the home is the bright and airy open-plan kitchen and living area, featuring stylish white and navy units, integrated appliances, including dishwasher, washing machine, fridge/freezer, built-in oven and a sleek sink with drainer. A charming bay window and double doors open directly onto the private rear garden, creating a seamless indoor-outdoor living experience.

The property benefits from a fully enclosed private garden, bordered by a brick wall with a gate providing access to the front door via a pathway. To the side, off-road parking is available, along with a private gate leading directly to the rear garden. Designed for low-maintenance enjoyment, the garden features an artificial lawn and a paved patio area—perfect for outdoor seating and entertaining.

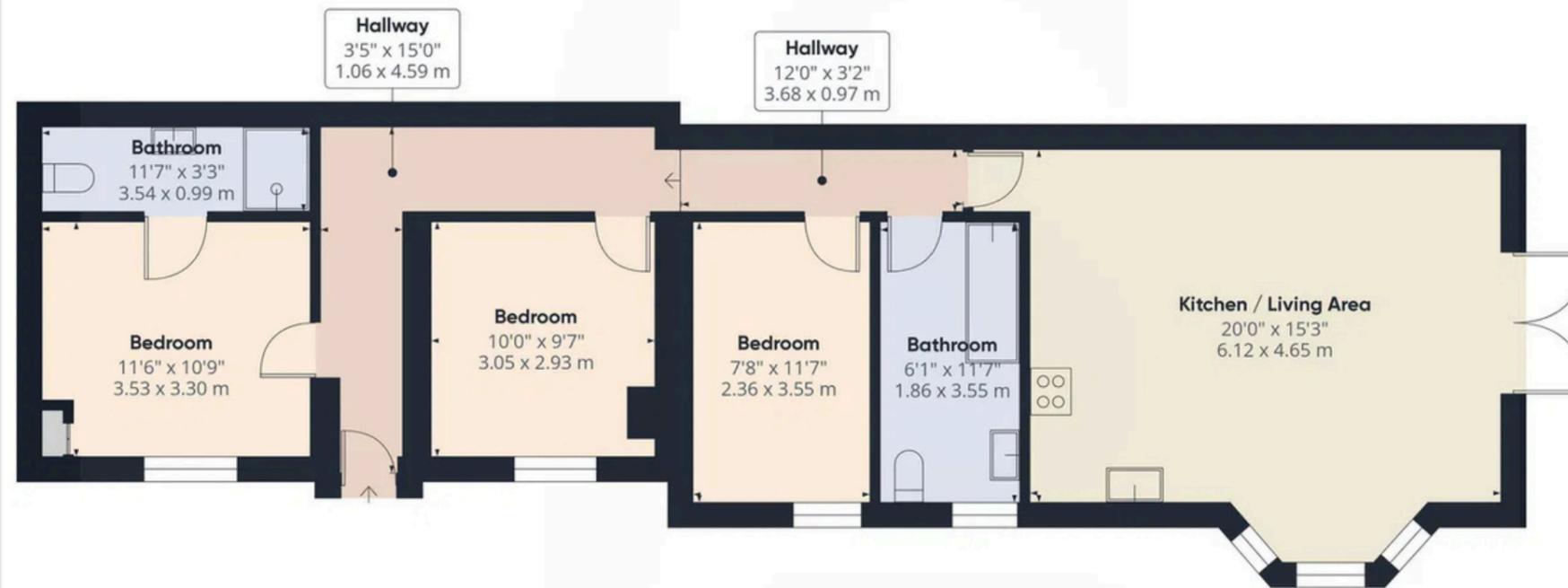
On Rugby Road, just a short walk to West Worthing Railway Station which is located just at the end of Valencia Road just approx a three minute walk away. Bus services run nearby on Tarring Road and local shops can be found on Tarring Road and South Street which are both just a short walk away. Goring Road Shopping facilities is only 0.5 miles away. Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is approximately 1 mile away.

TENURE

Service Charge: As and when any repairs are required

Buildings Insurance: approx £500 per





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	78
(55-68) D		
(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: 775 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.