



The Acre Close, Worthing, BN11 4LW
Guide Price £380,000



We are delighted to offer to the market this well-presented ground floor garden flat. The property features three bedrooms, a bright dual-aspect lounge/dining room, a modern fitted kitchen, a stylish re-fitted shower room, and a breakfast area. The flat enjoys a beautifully maintained, private south/west-facing garden, a long lease, and the added benefit of a share of the freehold. Ideally situated, the property is just a short walk from Worthing Town Centre and the seafront, offering a fantastic lifestyle location.



Key Features

- Ground Floor Garden Flat
- Three Bedrooms
- Dual Aspect Lounge/ Dining Room
- Modern Fitted Kitchen & Eating Area
- Modern Shower Room
- Private South/ West Facing Garden
- Additional Communal Space
- Share of Freehold & Long Lease
- Close To Worthing Seafront
- Worthing Town Centre Nearby



3 Bedrooms



1 Bathrooms



1 Reception Room

INTERNAL

The front door opens into a welcoming entrance hall, providing access to all rooms and convenient storage cupboards. The modern kitchen is located at the rear of the property and features sleek white wall and base units, a built-in oven, induction hob, spaces for appliances, a sink with drainer and a door leading out to the rear garden. An open-plan design flows into a spacious hall area, currently utilised as a breakfast bar seating four. The property offers a bright, dual-aspect lounge/dining room with a gas fireplace and enhanced by a bay window and double doors opening onto the garden, creating a wonderful space for relaxing and entertaining. There are three well proportioned bedrooms, with the primary bedroom benefiting from a bay window and built-in wardrobes with sliding doors. The re-fitted shower room is stylishly appointed with a walk-in shower, a wash hand basin with storage below, a WC and a walk in storage cupboard housing the gas fired combi boiler. The property also features fitted shutter blinds throughout the flat.

EXTERNAL

A pathway leads to the front door, with side access through an archway to the front section of the garden. A lawned pathway guides you towards the private south/west-facing garden. The garden is predominantly laid to patio and bordered by mature, landscaped hedges, creating a wonderfully secluded and private outdoor space. The property also benefits from access to a communal area, which provides a convenient space for drying clothes. Additionally, there is an allocated shed located just around the corner for extra storage.

SITUATED

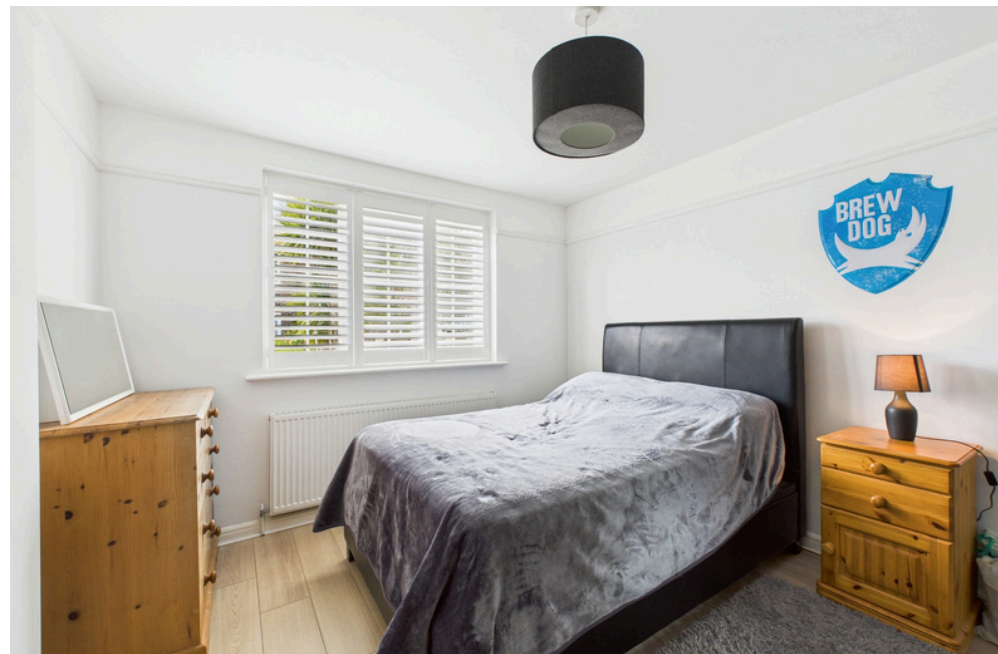
in Acre Close, Worthing seafront is less than half a mile away and the closest train station is West Worthing positioned 0.7 miles at the top of Grand Avenue. Regular bus routes run along Grand Avenue and Rowlands Road shopping facilities offers convenience stores, bars and eateries which are 0.25 miles away. Worthing town centre with its comprehensive shops, restaurants and theatres is approximately 1 mile away.

TENURE

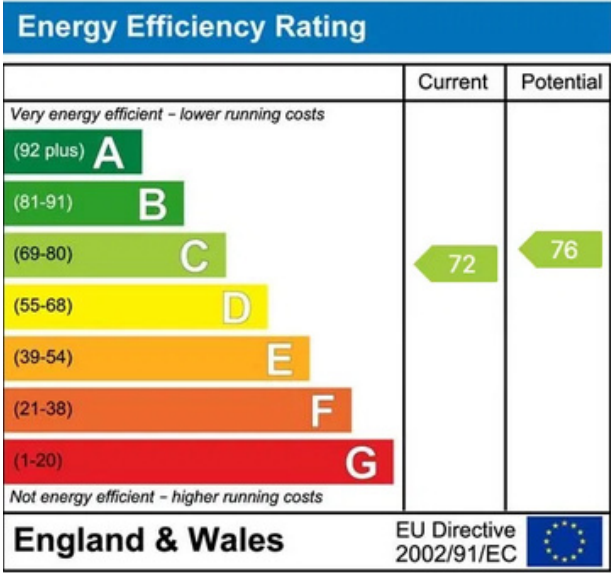
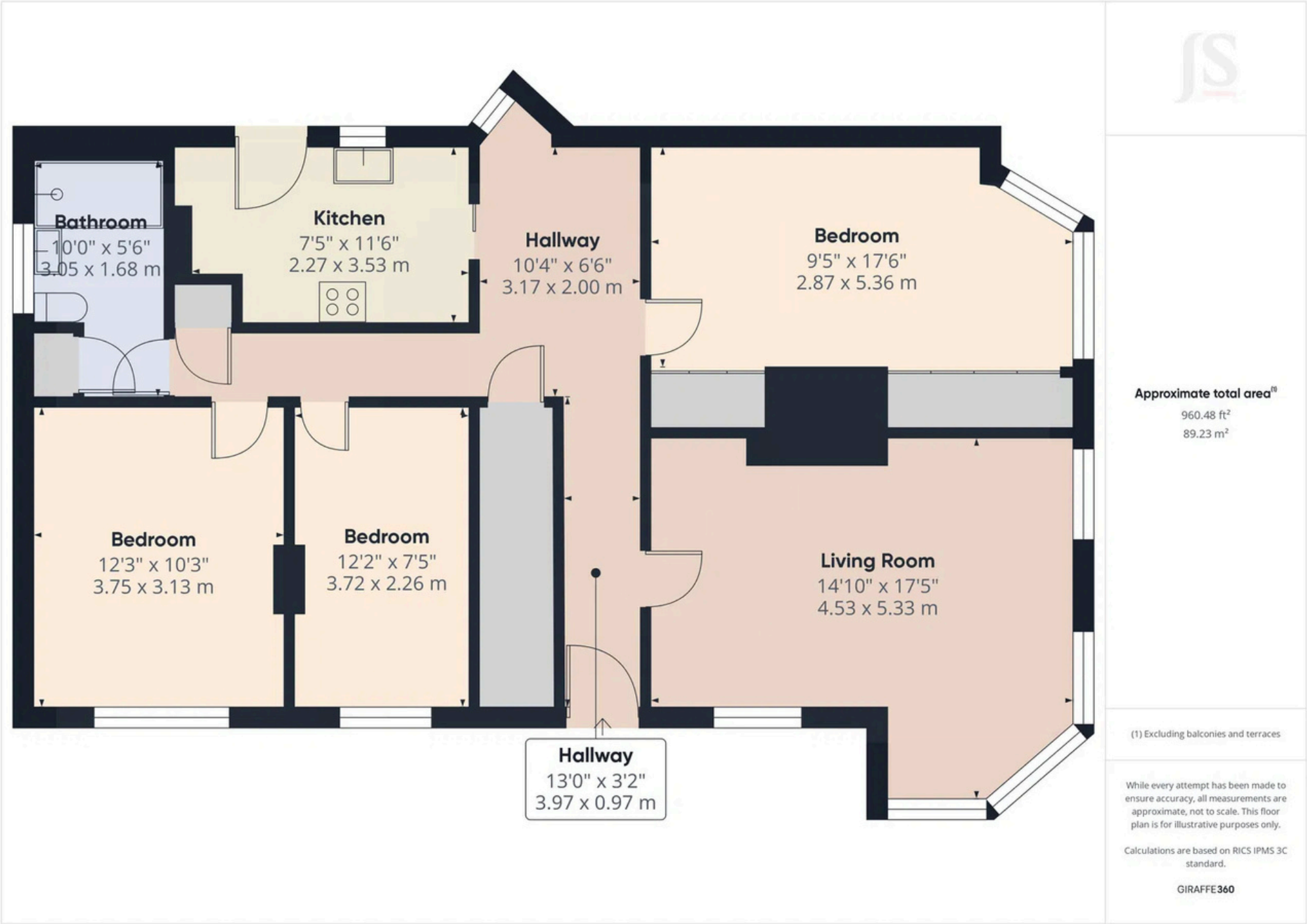
Lease: Remainder of a 999 year lease.

Share of Freehold

Service Charge: As & When.



To book a viewing contact us on: 01903 506080 | westworthing@jacobs-steel.co.uk | jacobs-steel.co.uk



Property Details:

Floor area (as quoted by EPC: 98 sqm)

Tenure: Share of freehold

Council tax band: C

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.