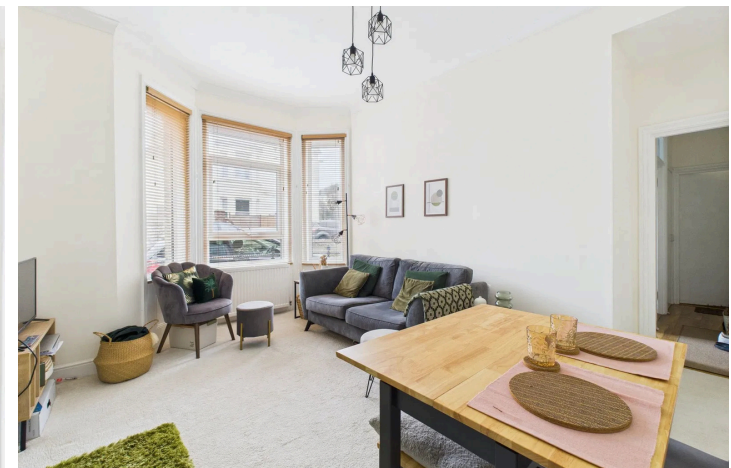


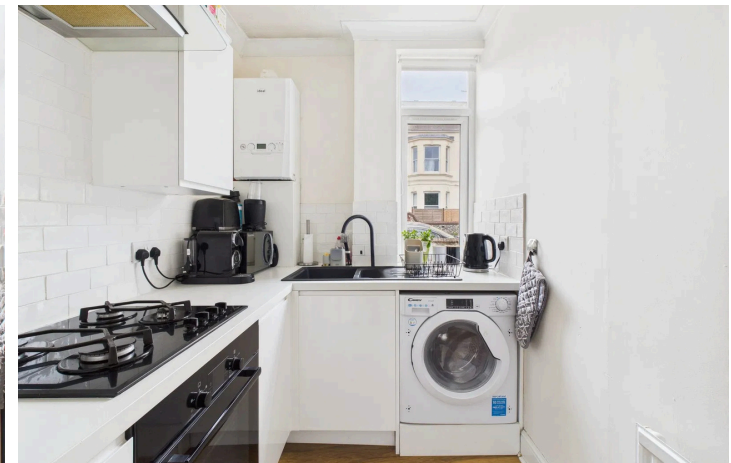


Christchurch House | Christchurch Road | Worthing | BN11 1JA  
**£185,000**





We are delighted to offer for sale this well presented and spacious ground floor apartment situated in Worthing town centre, close to local shops, amenities and mainline train station. The apartment boasts one double bedroom, south facing bay fronted living/dining room, modern fitted kitchen/bathroom and features an allocated parking space.





## Key Features

- Ground Floor Apartment
- One Double Bedroom
- South Facing Bay Fronted Living/Dining Room
- Modern Fitted Kitchen
- Contemporary Bathroom Suite
- Well Presented Throughout
- Long Lease
- Close To Local Shops, Amenities & Mainline Train Station
- Allocated Parking Space



**1 Bedroom**



**1 Bathroom**



**1 Reception Room**

### INTERNAL

Access to the well-maintained communal areas and private apartment entrance is provided via a secure entry phone system. At the front of the property, the generously proportioned living/dining room measuring 10'7" x 15'5" offers ample space for both relaxation and entertaining. A south-facing bay window fills the room with natural light, creating a bright and airy atmosphere throughout the year. Adjacent to the living space is a stylish kitchen, fitted with a range of modern white gloss wall and base units, complemented by sleek white laminate worktops for a contemporary finish. The kitchen includes an integrated oven and hob, with designated space for a washing machine and fridge/freezer. The spacious double bedroom measuring 8'5" x 11'9" comfortably accommodates a large bed and additional bedroom furniture. Two generous west-facing windows allow in the afternoon sun and offer pleasant views of the well-tended communal gardens. Completing the accommodation is a modern bathroom, featuring a three-piece suite comprising a bath with overhead shower, toilet, and hand basin.

### EXTERNAL

The development is surrounded by beautifully maintained communal gardens and grounds, creating a peaceful and attractive setting. An allocated off-street parking space is conveniently located at the front of the property.

### LOCATION

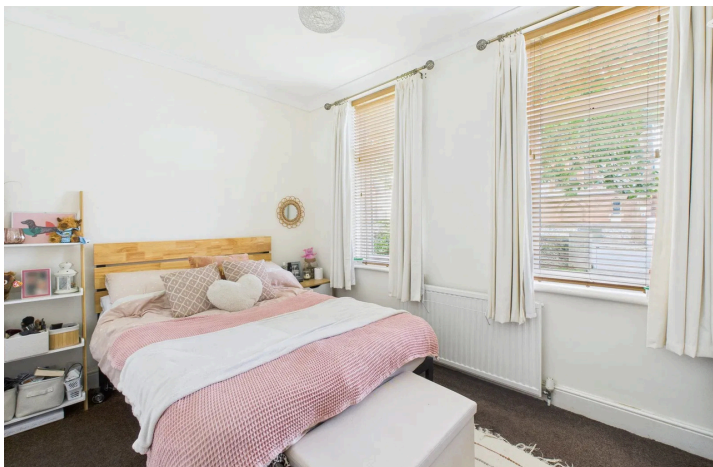
Situated In Worthing town centre, the property is in an ideal location for access to the Town centre with its comprehensive shopping, cafes, restaurants and seafront promenade. Local buses serve the area and Worthing mainline train station is less than 300 metres away.

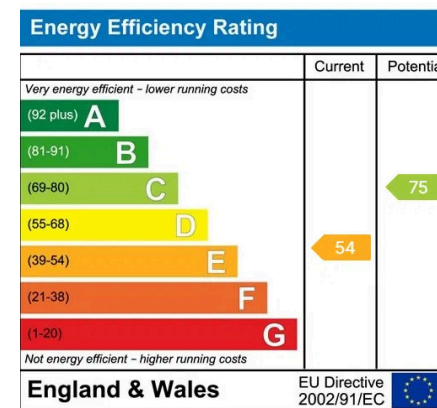
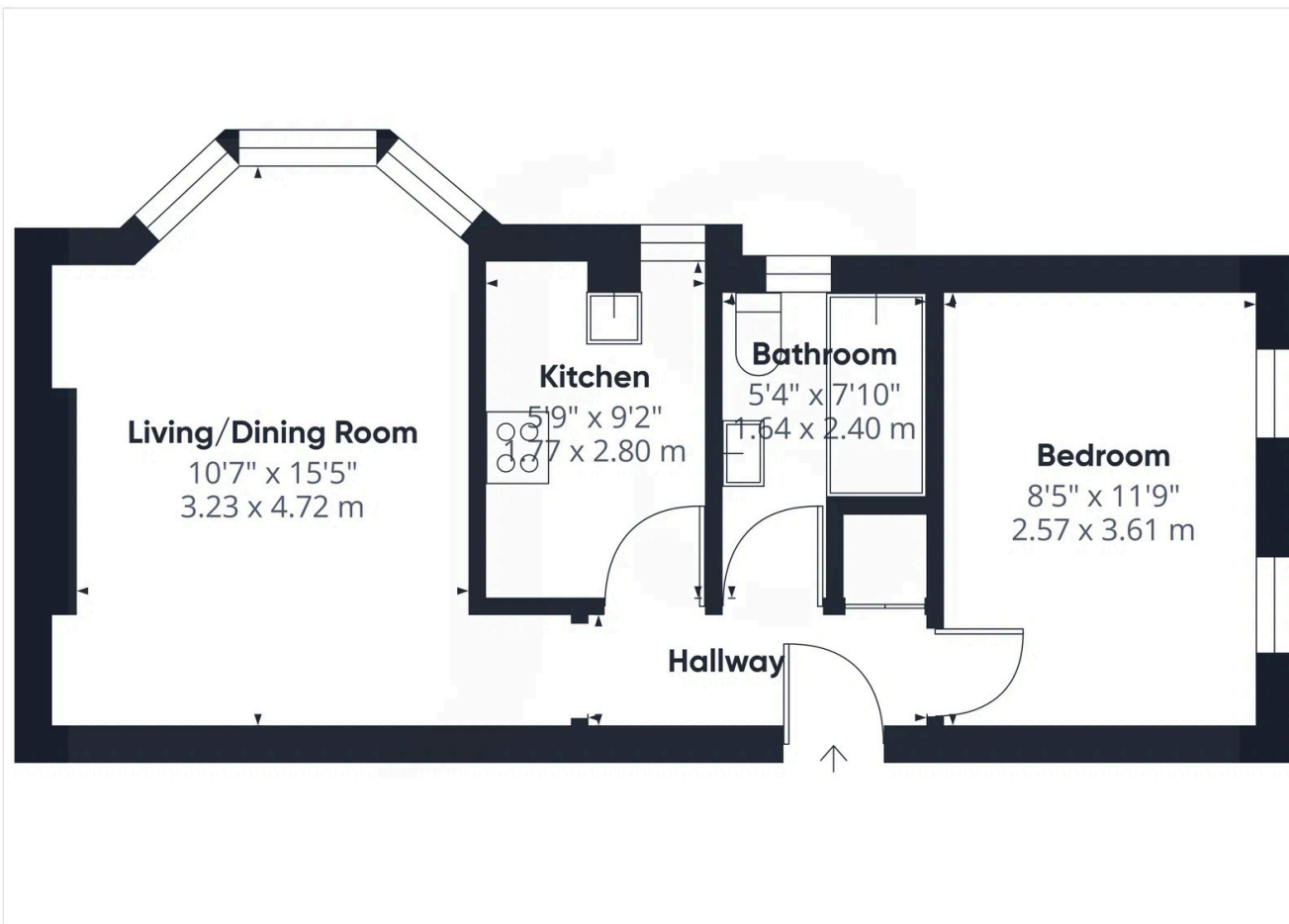
Tenure Leasehold

Lease Length 117 years remaining

Maintenance £2522.08 per annum (including contribution to reserve fund)

Ground Rent £150 per annum





## Property Details:

Floor area \*as quoted by floorplan:

Tenure: Leasehold

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.