



The Old Dairy | Warwick Road | Worthing | BN11 3ET
Offers Over £250,000



We are delighted to offer for sale this rarely available and deceptively spacious second floor apartment, situated in the heart of Worthing town centre close to local shops, amenities, mainline train station and Worthing seafront. The apartment boasts two double bedrooms, east facing open plan kitchen/diner, two contemporary bathroom's and is sold with no ongoing chain.



Key Features

- Second Floor Apartment
- Two Double Bedrooms
- Well Presented Throughout
- Large Loft Space
- East Facing Open Plan Kitchen/Diner
- Two Contemporary Bathroom Suite's
- Less Than 150 Metres From Worthing Seafront
- Highly Sought After Town Centre Location
- Close To Local Shops, Mainline Train Station & Worthing Seafront
- No Ongoing Chain



2 Bedrooms



1 Bathroom



2 Reception Rooms

INTERNAL

A secure video entry system grants access to the communal front door, which opens into a clean, well-maintained shared hallway with stairs leading to the second floor. Upon entering the property through the private front door, you're welcomed by a spacious and inviting entrance hall, providing access to all rooms as well as a handy storage cupboard. The heart of the home is the impressive open-plan kitchen/diner, which spans the full width of this attractive building. Positioned to overlook the picturesque Denton Gardens and offering glimpses of the sea, this generously sized, east-facing room offers ample space for both living and dining areas. Thoughtfully arranged, it can be easily zoned to create distinct yet cohesive spaces. The kitchen is well-equipped with a range of stylish, neutral-toned floor and wall-mounted units, durable laminate worktops, and a selection of integrated appliances. Both bedrooms are well-proportioned and comfortably accommodate double beds along with additional free-standing furniture. The main bedroom benefits from a built-in wardrobe and a sleek, modern en-suite bathroom complete with a bath and overhead shower, WC, and hand basin. The second bathroom is equally well-appointed, fully tiled in a contemporary style and featuring a walk-in shower, WC, and hand basin. The apartment also features direct access to its own loft space, proving to be very convenient for storage.

LOCATION

Situated In one of Worthing's most sought-after locations in central Worthing less than 150 metres from Worthing Seafront and positioned conveniently to the town centre, you'll be perfectly located to benefit from some of the best restaurants and cafes in the area. Close-by is the award-winning leisure centre, Splashpoint that boasts two swimming pools, spa and gym. There are also three parks and a sea-inspired children's playground all located next to Splashpoint. Commuters are also well served with Worthing train station's offering regular services along the coast and London.

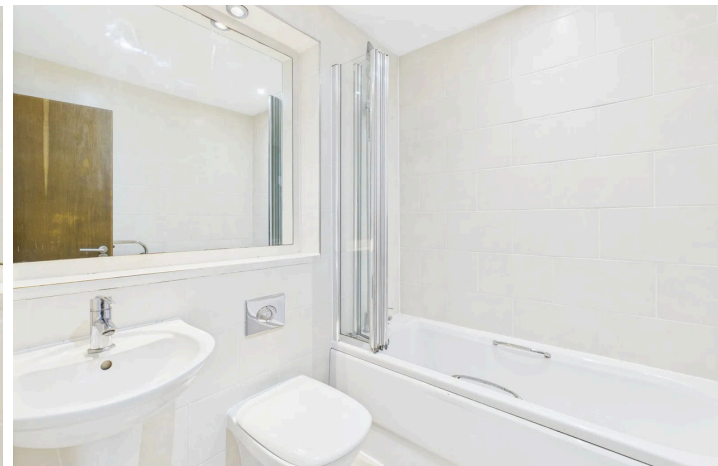
Tenure Leasehold

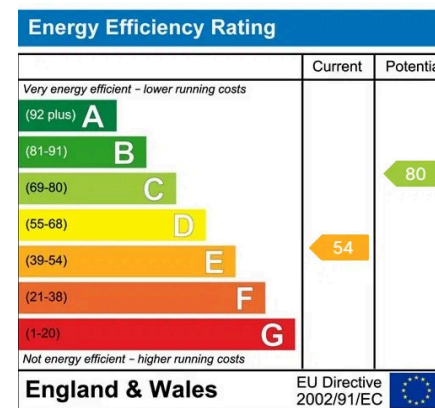
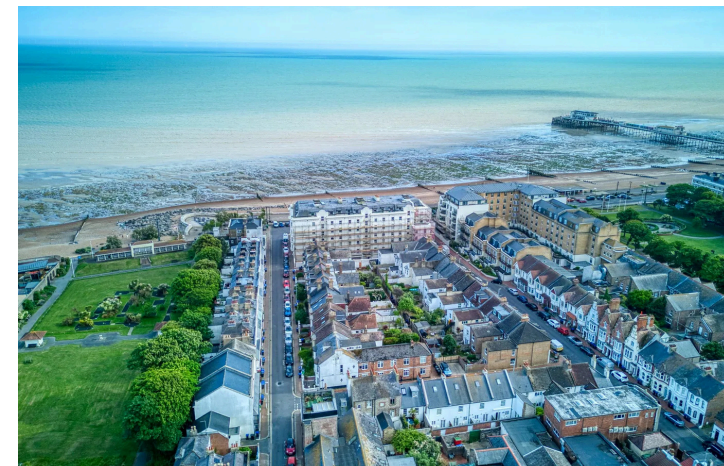
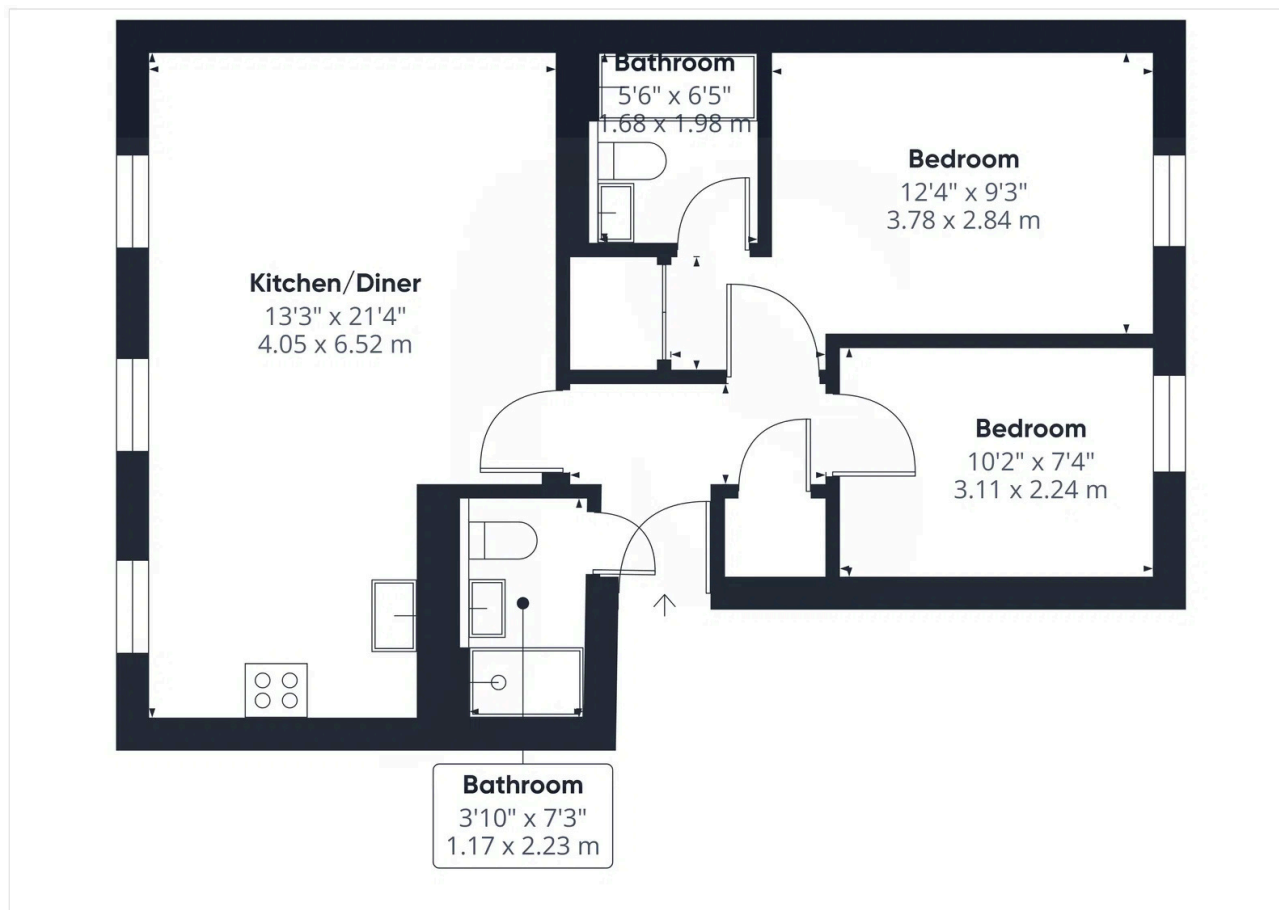
Lease Length 108 years remaining

Maintenance £2,747.50 per annum

Ground Rent £150 per annum

Council Tax Band C





Property Details:

Floor area *as quoted by EPC: tbc

Tenure: Leasehold

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.