



Warwick Gardens | Worthing | BN11 1PF  
**£325,000**





Jacobs Steel are delighted to market for sale this ground floor garden apartment located in arguably one of Worthing's most desirable districts, ideally located within a short distance of Worthing Town Centre with its comprehensive list of shops, restaurants, bars and cafes, along with Worthing seafront and multiple public gardens. The property itself benefits from two generous double bedrooms, a spacious living room, modern 'Shaker' style kitchen and stylish shower room. In addition, the property also boasts a private west facing garden, off road parking for multiple vehicles. The property has been immaculately renovated and maintained and an internal viewing is highly recommended.





## Key Features

- Ground Floor Garden Apartment
- Two Double Bedrooms
- Spacious Living Room
- Modern Shower Room/W.c
- Sleek 'Shaker' Style Kitchen With Separate Utility
- West Facing Rear Garden
- Off Road Parking For Multiple Vehicles
- Share Of Freehold
- Town Centre Location
- Walking Distance To Shops, Seafront & Transport Links



**2 Bedrooms**



**1 Bathroom**



**1 Reception Room**

### INTERNAL

The front door to the property is located to the side of the property and leads through to a entrance hall, ideal for hanging coat and storing shoes. The main living room measures a generous 12'09" x 12'03" and features a large feature fireplace, and provides access to the kitchen and a hallway that leads to both bedrooms. Located at the front of the property are two exception double bedrooms which measure 15'06"x11'03" and 14'0"x11'03", with tall bay windows and picture rails throughout, perfectly in keeping with the Edwardian architecture. The recently installed 'Shaker' style kitchen features wall and base mounted cabinets and shelving in deep grey colour with Cup handles, and a contrasting wood effect laminate worktop. The kitchen benefits from an integrated oven and hob, along with space and provisions for additional appliances. Additionally, there is a useful separate utility cupboard with space and provisions for a further two appliances. To conclude the internal accommodation, a modern shower room comprises of a walk in shower cubicle with a sliding door, low level w/c and cistern and a wash hand basin with pedestal.

Council Tax Band B

### EXTERNAL

Approaching the property you are initially greeted by the stunning Edwardian façade. The front of the property has been block paved to provide off road parking for multiple vehicles. The private rear garden accessed directly from the property faces west, ensuring pleasant afternoon sun is enjoyed. An artificial lawn has been laid for easy maintenance, along with a small patio area. There is a pathway at the end of the garden giving the garden useful rear access.

### LOCATION

Set within one of Worthing's most prestigious and desirable postcodes, this outstanding home boasts a prime central location— just 300 metres from both the picturesque seafront and the vibrant town centre. You'll be ideally positioned to enjoy the very best the area has to offer, from acclaimed restaurants and cosy cafés to a range of independent shops, all just a short walk away. For those with an active lifestyle, the award-winning Splashpoint Leisure Centre is close by, featuring top-class facilities including two swimming pools, a luxury spa, and a fully equipped gym. Families will also appreciate the nearby green spaces and the delightful sea-themed children's playground located next to the leisure centre. Commuters will find excellent transport links, with Worthing's mainline station within easy reach. Regular and fast services run along the south coast and directly into London, making this a truly convenient and well-connected place to call home.

Tenure: Share of Freehold

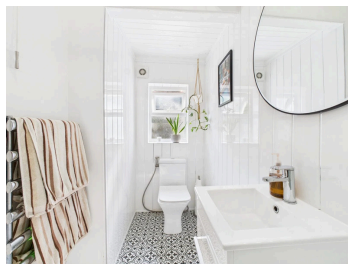
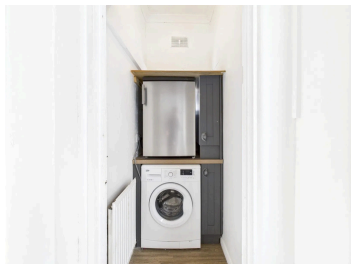
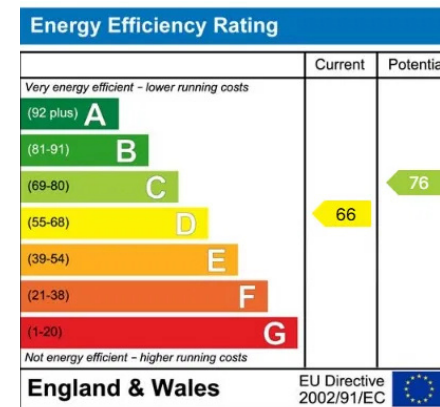
Lease Length: Remainder of a 999 year lease

Maintenance: Split 50/50 With First Floor Apartment - 'As And When' Basis

Ground Rent: N/A



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)



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.

## Property Details:

Floor area \*as quoted by floorplan:

Tenure: Share of Freehold

Council tax band: B