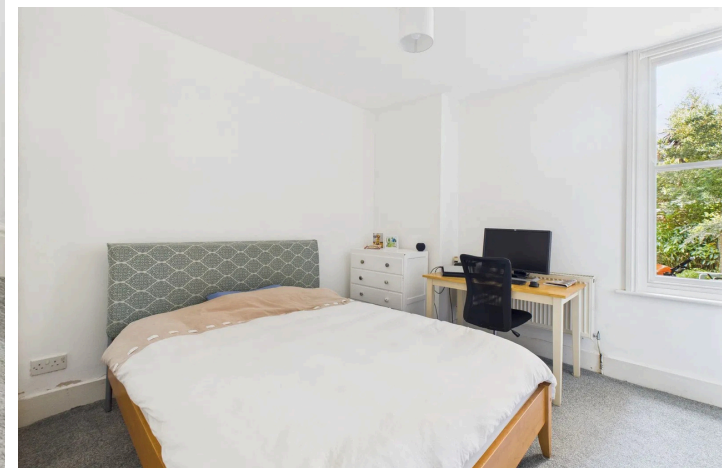




Warwick Gardens | Worthing | BN11 1PE  
Guide Price £325,000





We are delighted to offer for sale this spacious and well presented ground floor garden apartment, situated in this highly sought after town centre location close to local shops, amenities, seafront and mainline train station. The property boasts two double bedrooms, west facing living/dining room, modern fitted kitchen, two contemporary bathroom suites, private rear garden and front garden (used for off road parking) and is sold with no ongoing chain.



## Key Features

- Ground Floor Garden Apartment
- Two Double Bedrooms
- Private East Facing Rear Garden
- Front Garden Owned/Off Road Parking
- Private Entrance To The Apartment
- Two Contemporary Bathroom Suites
- Highly Sought After Town Centre Location
- Characterful Features Throughout
- Close To Local Shops, Amenities, Seafront & Worthing Mainline Train Station
- No Ongoing Chain



**2 Bedrooms**



**1 Bathroom**



**1 Reception Room**

### INTERNAL

Accessed via its own private entrance to the side of this beautifully converted Edwardian residence, this impressive apartment welcomes you into a spacious and inviting entrance hall, providing access to all principal rooms. The west-facing living and dining room is generously proportioned, measuring an expansive 14'7" x 13'1", and easily accommodates both lounge and dining furniture, making it an ideal space for relaxing or entertaining. The contemporary kitchen has been thoughtfully designed with sleek white gloss wall and base units, complemented by oak-effect laminate worktops that provide both style and practicality. Both bedrooms are generous doubles, measuring 12'1" x 13'0" and 11'0" x 11'7" respectively, with ample space for a large bed and additional freestanding furniture. The second bedroom enjoys views across the peaceful, east-facing rear garden, while the bay-fronted principal bedroom is positioned at the front of the property and benefits from a recently installed en suite, featuring a walk-in shower and a stylish hand wash basin. Completing the accommodation is a modern main bathroom, fitted with a chic three-piece suite comprising a corner shower, WC, and hand wash basin.

### EXTERNAL

To the front of the apartment is a dropped kerb providing access to the west facing paved front garden which can be used as a low maintenance space or usage of off road parking. The private rear garden is accessed via the rear of the development and has been fenced off to create a private and secluded space. The garden has been predominantly laid with shingle with various mature planted borders lining the boundaries, making this a perfect spot to sit out and enjoy during the summer months.

### LOCATION

Situated In one of Worthing's most prestigious and sought-after postcodes, this exceptional home enjoys a prime central location less than 300 metres from both the stunning seafront and the vibrant town centre. You'll be perfectly placed to take full advantage of the area's finest restaurants, cafés, and independent shops—all just a short stroll from your doorstep. For those who enjoy an active lifestyle, the award-winning Splashpoint Leisure Centre is nearby, offering state-of-the-art facilities including two swimming pools, a luxury spa, and a fully equipped gym. Families will also appreciate the nearby parks and the charming sea-themed children's playground, all conveniently located beside the leisure centre. Commuters are exceptionally well catered for, with Worthing's mainline station within easy reach, providing fast and regular rail services along the coast and directly into London—making this the ideal location for both lifestyle and convenience.

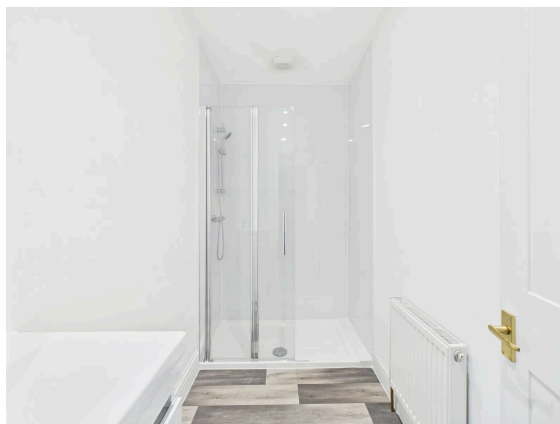
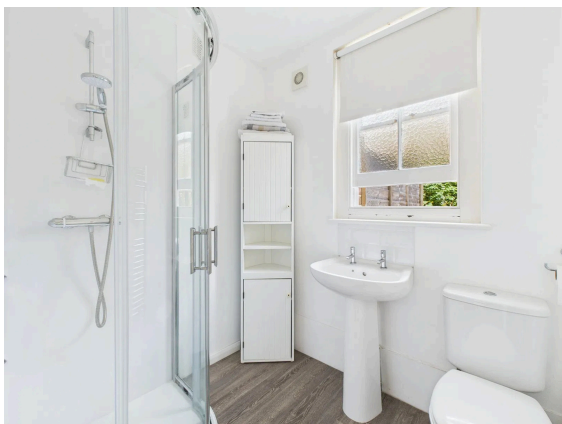
Tenure Leasehold (option to purchase the freehold)

Lease Length 121 years remaining

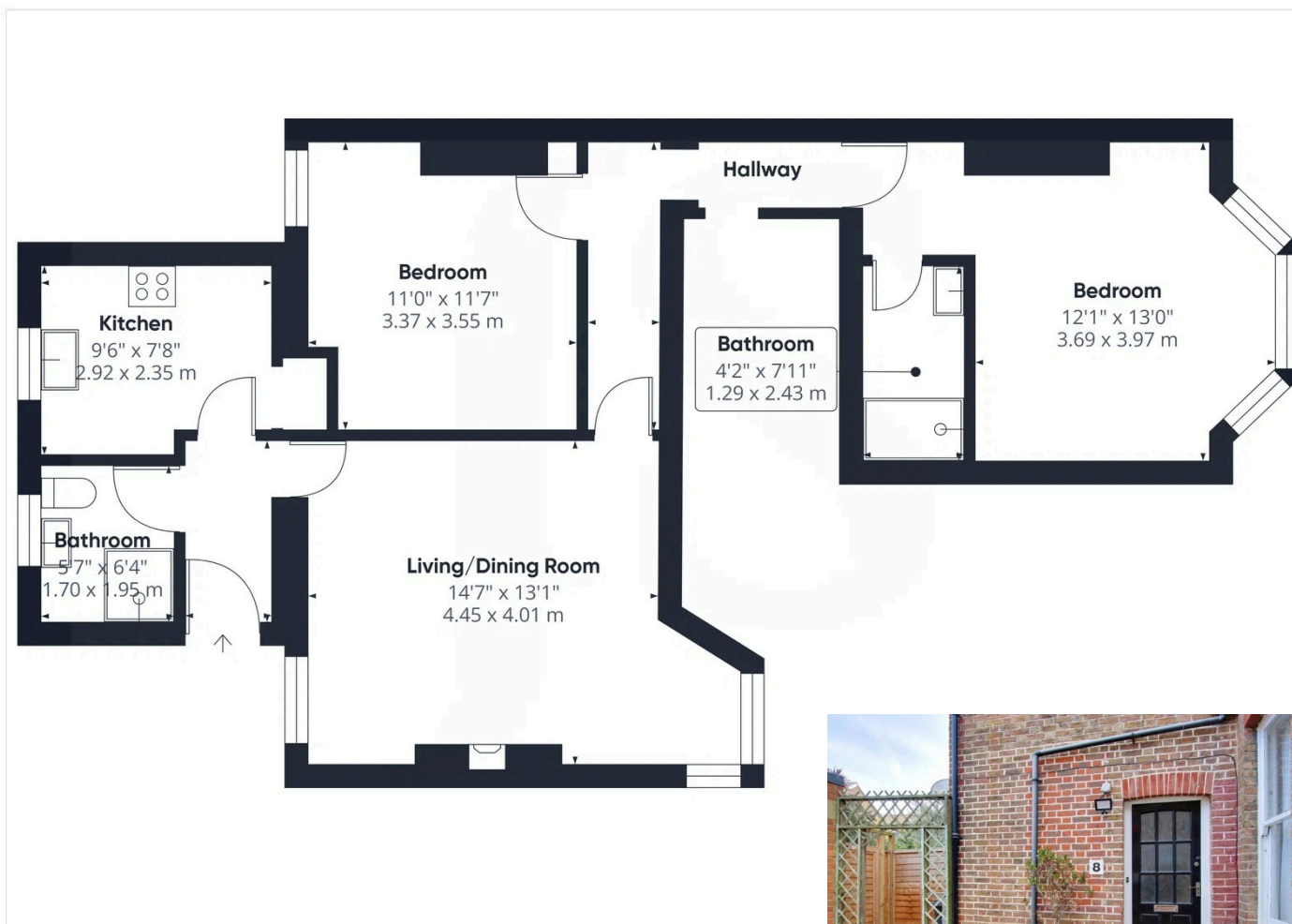
Maintenance £600 per annum

Ground Rent £50 per annum

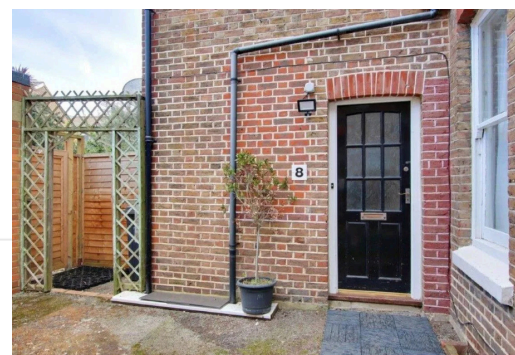
Council Tax Band B







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



## Property Details:

Floor area \*as quoted by floorplan

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.