



Warren Court, Warren Road | Worthing | BN14 9QL

Guide Price **£295,000**



A beautifully presented ground floor freehold flat offering spacious, low-maintenance living with a private west-facing garden and south-facing courtyard. Features include a lounge, stunning triple-aspect kitchen/diner, two double bedrooms and a luxury bathroom. Includes driveway parking and garage.



Key Features

- Ground Floor Garden Flat
- Two Double Bedrooms
- Beautifully Presented
- Spacious Kitchen/Diner
- Luxury Bathroom
- Private Rear Garden
- Private Off Road Parking
- Garage
- Freehold-Low Maintenance
- Close to Broadwater Village



2 Bedroom



1 Bathroom



1 Reception Room

INTERNAL

This immaculately presented home offers deceptively spacious and thoughtfully designed accommodation throughout. Entered via a porch into a welcoming entrance hall with two generous storage cupboards, the property flows beautifully with bright, open living spaces and quality finishes.

To the rear, the spacious lounge enjoys delightful views over the secluded west-facing garden and features direct access to the patio—perfect for relaxing or entertaining. The kitchen/diner is truly the heart of the home: a bright, triple-aspect space flooded with natural light, offering a superb range of sleek units with quartz worktops, inset induction hob, built-in oven, extractor, integrated dishwasher and washing machine, and space for a fridge/freezer. A pantry cupboard provides additional storage, and a side door opens onto a private south-facing courtyard—an ideal morning coffee spot.

The main bedroom is a generous double with fitted wardrobes behind sleek sliding doors. The second double bedroom also features matching fitted wardrobes, making it equally suitable as a guest room or home office. The luxury bathroom is finished to a high standard, boasting underfloor heating, a panelled bath with shower attachment, separate corner shower, WC, and wash basin with stylish vanity unit.

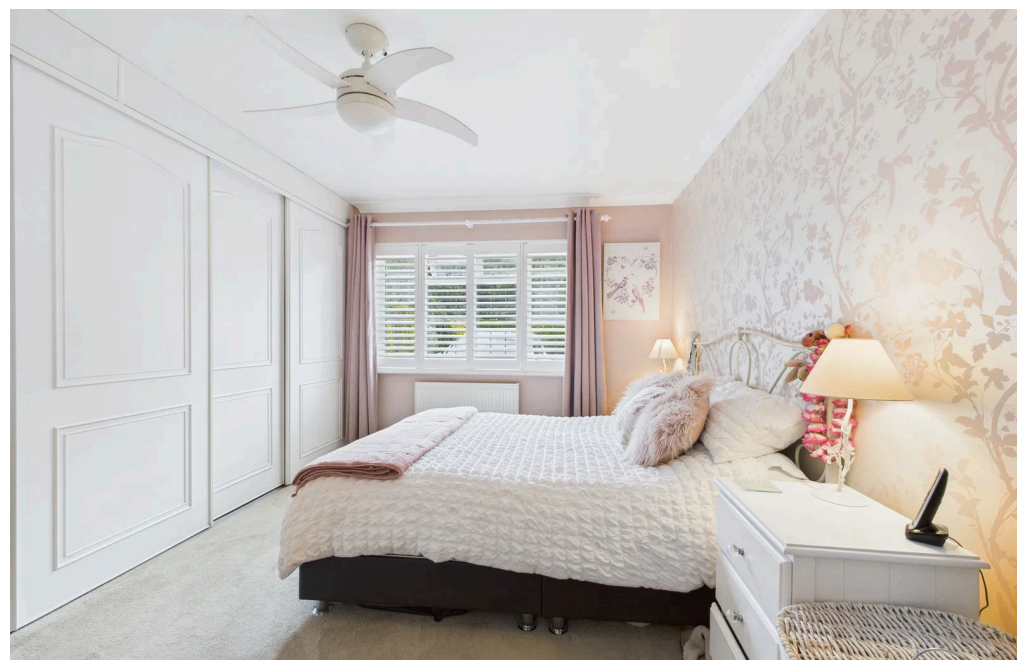
EXTERNAL

Externally, the property impresses with a block-paved driveway providing off-road parking for several vehicles. The south-facing courtyard leads via gated access to a beautifully landscaped west-facing rear garden, a private oasis with a patio area, lush lawn, and a rich array of mature shrubs and flowering plants. The garage is conveniently located at the rear.

SITUATED

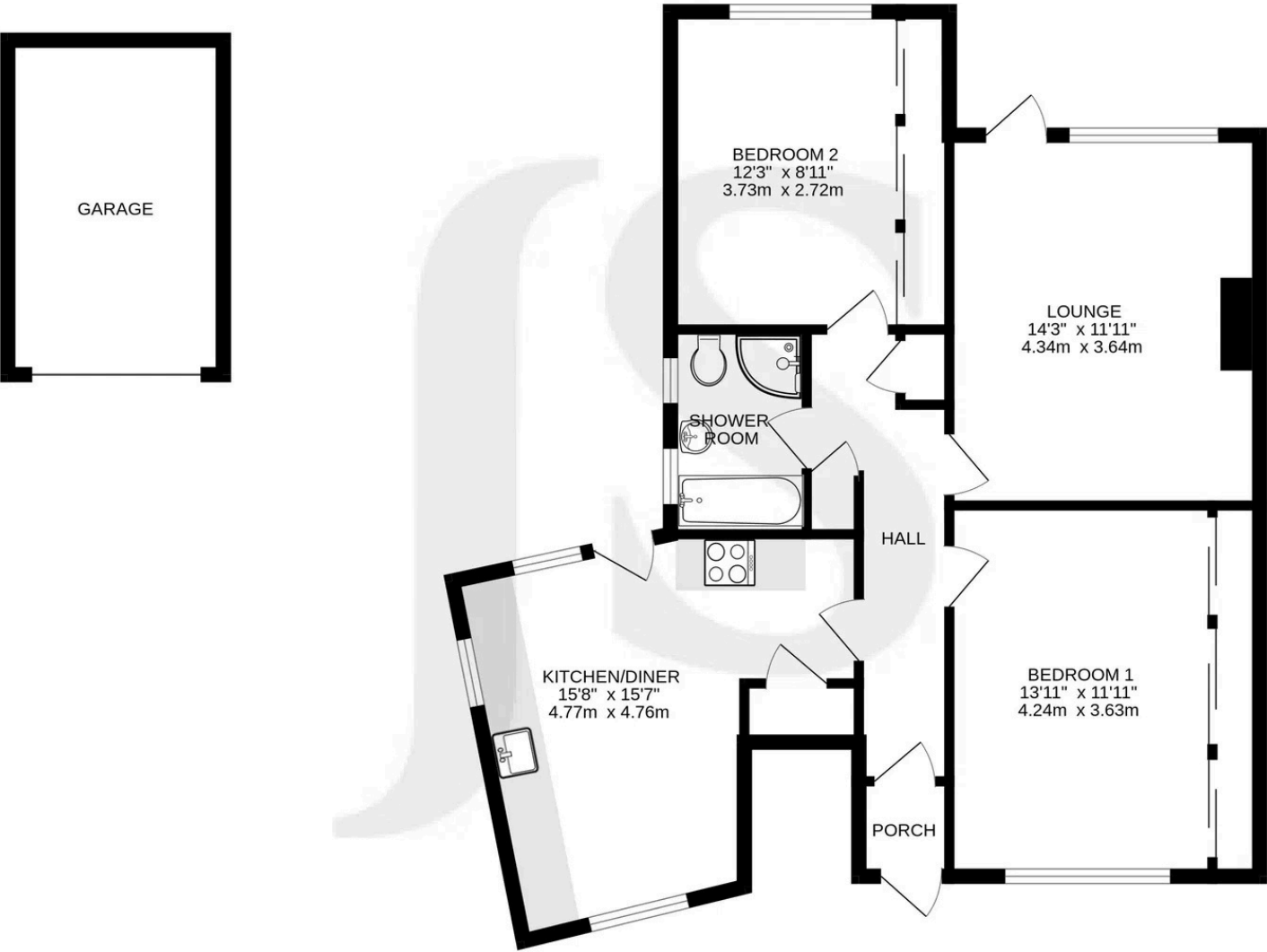
Located in the popular residential area of Broadwater, this property enjoys a prime position close to the village centre, offering a wide range of local shops, cafes, and amenities. Worthing town centre is just a short distance away, providing comprehensive shopping, seafront attractions, restaurants, pubs, cinemas, theatres, and excellent leisure facilities.

Well-served by local bus routes, the property also benefits from easy access to the A27 and A24.

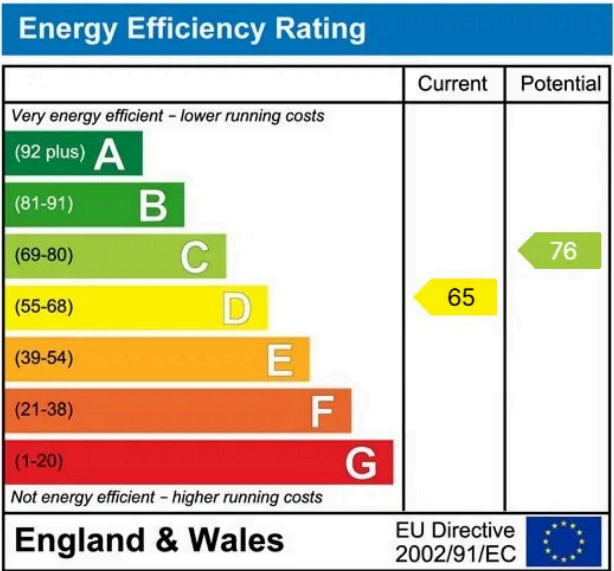


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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Property Details:

Floor area as quoted by EPC: 872 Sq Ft

Tenure: Freehold

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.