



Westmead Gardens, West Avenue, Worthing, BN11
Offers Over £300,000



We are thrilled to be able to offer the opportunity to purchase a ground floor apartment in the sought after Roffey development of Westmead Gardens. The property offers two double bedrooms, south facing lounge with south facing patio, private patio, fitted kitchen, en suite shower room and bathroom. The apartment also benefits from a garage with direct access to the rear of the garage via the kitchen door, no chain and being within close proximity to local transport links & shopping facilities.



Key Features

- Ground Floor Apartment
- Two Double Bedrooms
- South Facing Lounge
- En Suite & Bathroom
- Kitchen
- Garage With Rear Access
- South Facing Patio
- Private Wall Enclosed Patio
- New Lease On Completion
- CHAIN FREE



2 Bedrooms



1 Bathroom



1 Reception Rooms

INTERNAL

Communal entrance with security entry phone system leading into the communal hallway. Front door leading into the entrance hall with access to storage cupboards and airing cupboard. The lounge benefits from south facing sliding doors leading out to the patio. The kitchen comprises of wall and base units, gas hob, built in eye level oven, space and plumbing for washing machine, space for fridge/freezer, sink and drainer. The apartment offers a very good size primary bedroom with built in wardrobes and access to the en suite shower room and sliding patio doors leading out to the private patio. The en suite shower room comprises of shower cubicle, wash hand basin with storage and WC. Bedroom two is located just next to the primary bedroom. There is an additional bathroom comprising of bath with shower above, wash hand basin with storage and WC.

LOCATION

situated approx 180 yards from Goring Road Shopping Facilities, offering coffee shops, banks, pharmacy and convenience stores. The 700 Coastliner bus route runs along Mill Road and West Worthing train station is 0.4 miles away. Worthing town centre with its comprehensive shops, restaurants and theatres is approximately 1.3 miles away.

TENURE

Leasehold

Lease: New Lease on Completion of 125 years

Service Charge: £2720.76 per annum

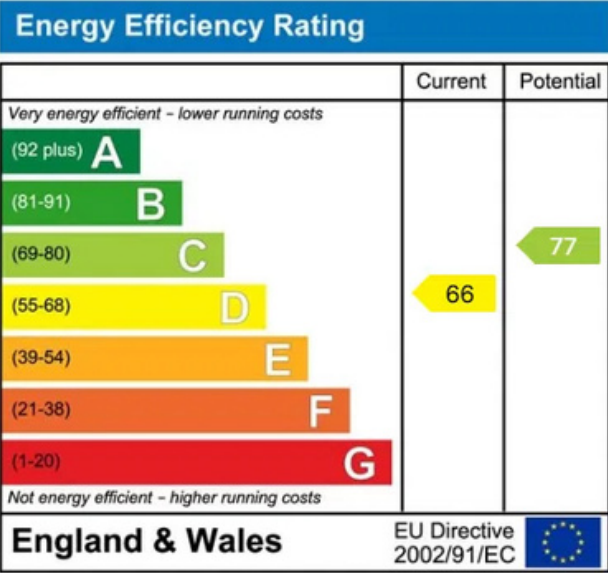
Ground Rent: £250

EXTERNAL

The property offers a south facing patio overlooking the very well maintained communal gardens. The apartment also features a private wall enclosed private patio. The communal gardens offer a variety of seating areas, with one offering a water feature with benches. The property benefits from a garage located in the garage compound which benefits from a personal door to the rear which can be accessed via the kitchen back door.



To book a viewing contact us on: 01903 506080 | westworthing@jacobs-steel.co.uk | jacobs-steel.co.uk



Property Details:

Floor area (as quoted by EPC: 84 SQM

Tenure: Leasehold

Council tax band: D

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.