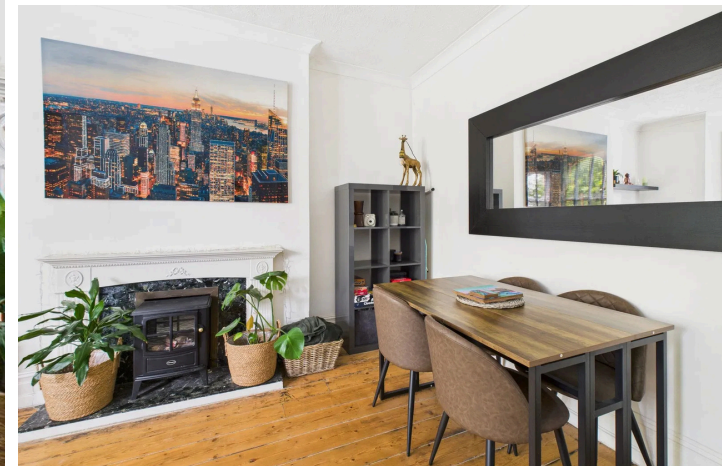
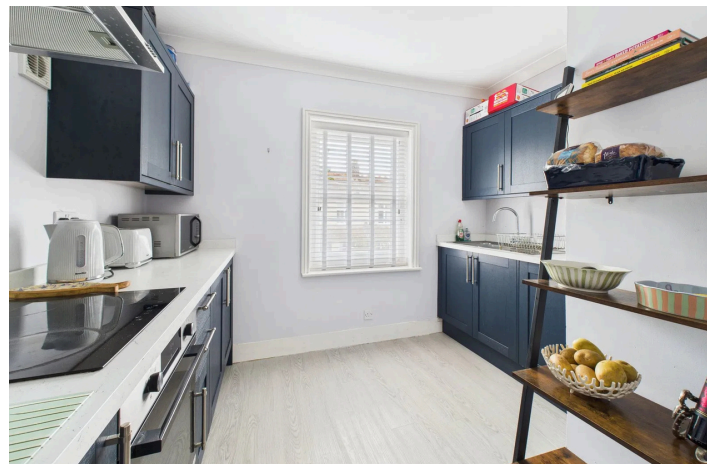




Cambridge Road | Worthing | BN11 1XD
Guide Price £280,000



We are delighted to offer for sale this characterful and spacious first floor apartment, situated in the heart of Worthing town centre close to local shops, amenities and mainline train station. The property boasts a bay fronted living/dining room, two double bedrooms, modern fitted kitchen, contemporary bathroom suite with separate w/c and benefits from a long lease and low outgoings.



Key Features

- First Floor Apartment
- Two Double Bedrooms
- Bay Fronted Living/Dining Room
- Modern Fitted Kitchen
- Contemporary Bathroom Suite
- Offering A Wealth Of Characterful Features
- Ideal First Time Purchase
- Long Lease & Low Outgoings
- Close To Local Shops, & Amenities
- Less Than 350 Metres To Worthing Station



2 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

This charming apartment enjoys its own private front door, opening into a welcoming entrance lobby with stairs rising to the first floor, where all rooms are conveniently accessed. At the front of the property, you'll find a particularly spacious living room measuring an impressive 12'11" x 16'10". This elegant space easily accommodates both lounge and dining furniture, and enjoys serene, mature views of the tree-lined road outside. The generous kitchen is beautifully appointed with a stylish range of deep blue Shaker-style wall and base units, complemented by sleek, white marble-effect laminate worktops, offering both functionality and a smart contemporary finish. Both double bedrooms are positioned to take advantage of the sunny south-facing aspect, measuring a generous 13'0" x 14'0" and 9'11" x 10'7" respectively. Each room comfortably fits a large double bed along with additional freestanding furniture, making them perfect for restful retreats or flexible home office setups. The bathroom is fitted with a full-sized bath and overhead shower, while a separate W/C adds convenience for everyday living. Characterful period features throughout—including elegant arched windows, soaring high ceilings, stripped wooden floorboards, and a striking feature fireplace—lend the apartment a unique charm and timeless appeal that truly sets it apart.

CHARGES

Tenure: Leasehold

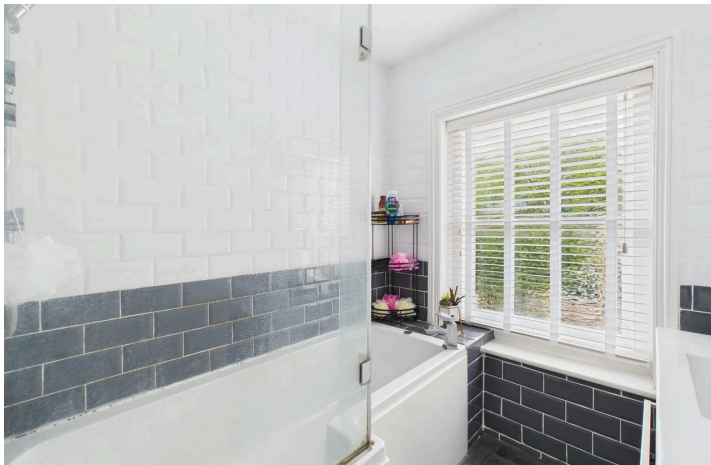
Leasehold: Remainder of 999 year lease

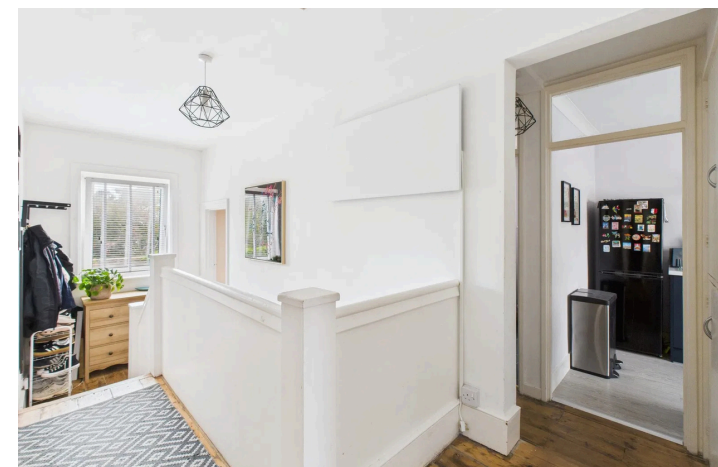
Maintenance: 50/50 as and when required

Ground Rent: N/a

LOCATION

This beautifully located home is just moments from Worthing Town Centre, offering convenient access to a variety of shops, cafés, restaurants, pubs, and leisure facilities. The seafront promenade is approximately 700 metres away, perfect for coastal walks and seaside enjoyment. Worthing Central railway station is only 0.2 miles from the property, providing excellent links to Brighton and London. A range of local bus services, including the popular 700 Coastliner, offer easy travel to surrounding areas. The property is also well positioned for access to sought-after primary and secondary schools, as well as Worthing Hospital, making it ideal for families and professionals alike.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	7	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Property Details:

Floor area *as quoted by EPC: tbc

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.