



Flat 3, 11 Downview Road, Worthing, BN11 4QN

Asking Price £165,000

John Edwards & Co is delighted to present this spacious one bed ground floor flat in Downview Road, close to Worthing's historic seafront and vibrant town centre, and only a short distance from West Worthing train station, enabling easy access into London, Brighton, and Littlehampton.

The property, which is surprisingly bright and spacious throughout and boasts a range of beautiful period features, comprises and large main living room, a good-sized double bedroom, a fitted kitchen, and bathroom. It also benefits of beautifully maintained front and rear communal gardens, and plenty of resident parking. It is also offered chain free.

This is a genuinely lovely flat in a hugely desirable area, which would ideally suit first-time-buyers or buy-to-let investors. Viewing is essential to fully appreciate all it has to offer.

*** CHAIN FREE ***

EXTERIOR

The property has the benefit of front and rear beautifully maintained communal gardens which are laid to lawn and fringed with established plants, shrubs, flower beds, and mature trees. A gravel driveway leads alongside the property to a large resident parking area situated to the rear.

ENTRANCE HALL



The entrance hall has a carpeted floor, a coved and textured ceiling with pendant lighting and smoke detectors, a radiator, a wall-mounted entryphone, some corner shelves, and the doors into the living room, kitchen, bathroom and bedroom.

LIVING ROOM



Exceptionally bright and spacious living room which has a carpeted floor, a textured ceiling with cornicing and pendant lighting, picture rails, a radiator, TV and power points, a serving hatch into the kitchen, plenty of space for both lounge and dining furniture, and dual aspect sash windows to front and side.

KITCHEN



The kitchen features a range of wall and base mounted cabinets, rolled top work surfaces with an inset sink and drainer, a freestanding oven and grill and for burner electric hob, and space and plumbing for a washing machine. There is a vinyl wood effect floor, a coved and textured ceiling with fluorescent lighting, a radiator, part-tiled walls, power points, a serving hatch into the living room, and a window to side aspect. The boiler presently servicing the property is also situated here.

BEDROOM



Good sized double bedroom which features a carpeted floor, a coved and textured ceiling with pendant lighting, a radiator, power points, plenty of inbuilt wardrobe storage, and double-glazed windows to rear aspect.

BATHROOM



Tenure - leasehold
Lease length - 62 years
Current maintenance - £858.30 p.a.
Current ground rent - £100 p.a.

The bathroom features a three-piece suite, comprising a panelled bath with shower over and folding glass screen, a cameo-style hand wash basin with storage below, and a low-level WC. There is a vinyl wood effect floor, part-tiled walls, a coved and textured ceiling with central ceiling light and an extractor fan, an electric heater, and a heated towel rail.

PARKING



The property also has a good amount of resident parking, which is situated at the rear of the property.

WHAT YOU NEED TO KNOW



Floor Plan

Downsview Road, Worthing, BN11 4QN

Approximate Gross Internal Area = 48.3 sq m / 520 sq ft

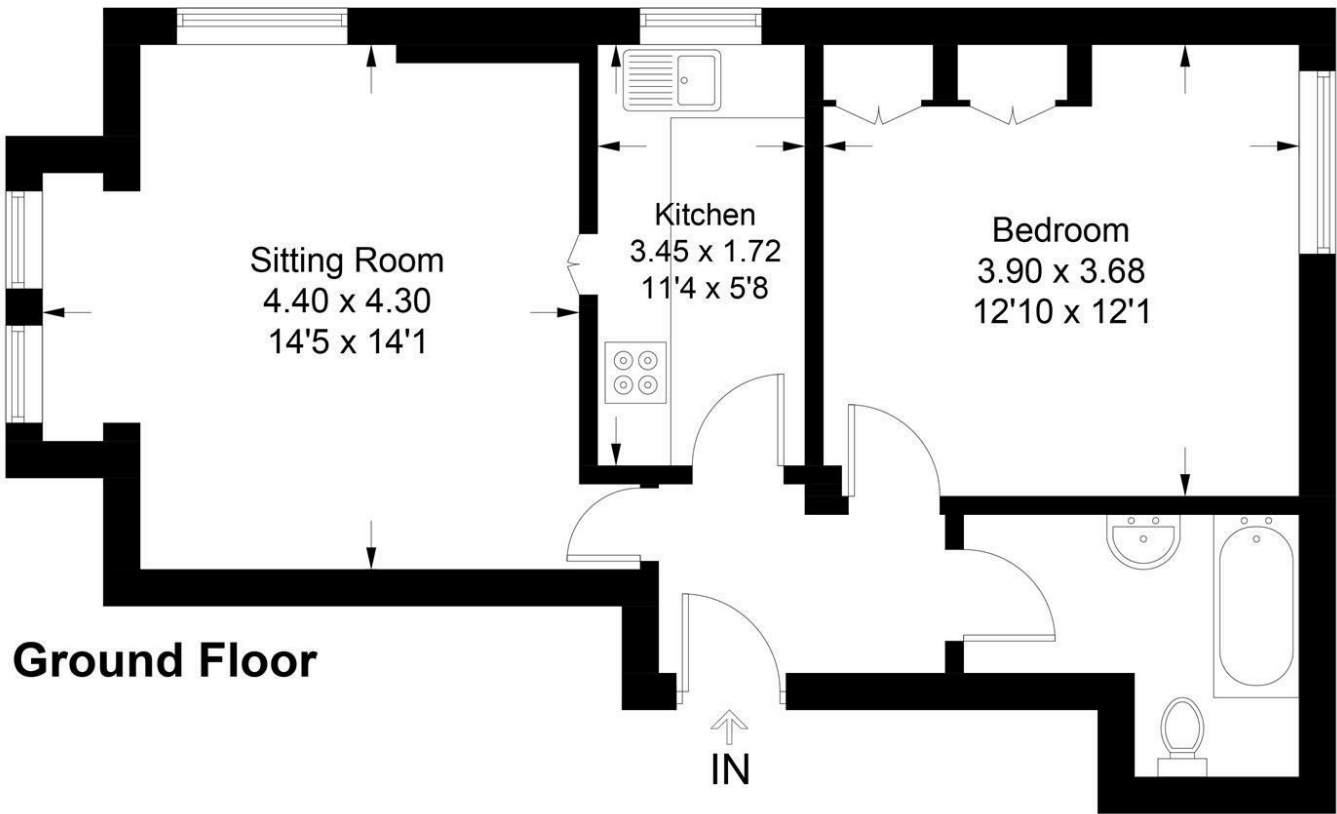
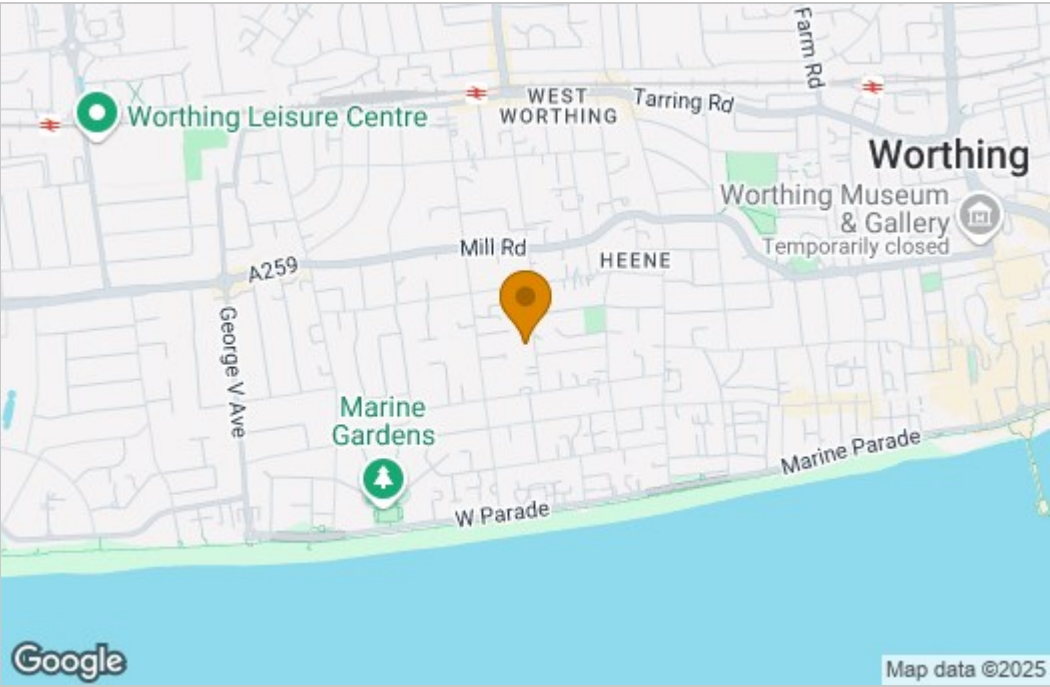
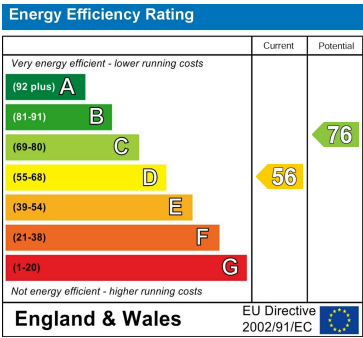


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2024

Area Map



Energy Efficiency Graph



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