



2 Lennox Mews Chapel Road, Worthing, BN11 1GY

Asking Price £134,000

and company  
**bacon**  
Estate and letting agents





We are delighted to present this beautifully maintained two-bedroom Shared Ownership terraced home, offering spacious and stylish living throughout. Internally, the accommodation briefly comprises a generous living room, a modern fully fitted kitchen, two well-proportioned bedrooms, and a contemporary family bathroom. Externally, you have a well presented rear garden, perfect for relaxing or entertaining. The property is being offered with a 40% share with options to purchase a higher share. Viewing is highly recommended to fully appreciate the excellent condition and charm this lovely home has to offer.

- Two Bedrooms
- Town Centre Location
- Private Rear Garden
- Leasehold
- Downstairs Wc
- Double Glazed Throughout
- Affordable Shared Ownership
- Viewing Highly Recommended









### Entrance Hall

Floorboards throughout. Radiator. Wall mounted electric consumer unit.

### Living Room

4.6 x 3.5 (15'1" x 11'5")

Floorboards Throughout. Radiator. Double glazed French doors leading onto rear garden. Door providing access to understairs storage cupboard.

### Kitchen

2.5 x 2.3 (8'2" x 7'6")

Tiled flooring throughout. Fitted kitchen with a range of matching wall and base units. Roll edge work surfaces. Inset stainless steel sink with drainer. Part tiled walls. Integrated oven with four ring gas hob above. Extractor fan. Double glazed window. Wall mounted condensing boiler. Radiator. Inset spotlighting.



### Wc

Tiled flooring throughout. Radiator. Low level Wc with matching wash hand.

### Stairs leading to;

### First Floor Landing

Carpeted throughout. Access to loft via hatch. Access to storage cupboard housing hot water cylinder.

### Bedroom One

3.5 x 3.5 (11'5" x 11'5")

Carpeted throughout. Radiator. Double glazed window. Built in double wardrobe

### Bedroom Two

3.6 x 1.8 (11'9" x 5'10")

Carpeted throughout. Radiator. Double glazed velux window.



### Bathroom

Tiled Flooring throughout. Part tiled walls. Radiator. Double glazed velux window. Low level Wc with matching wash hand basin. Panelled bath with shower head attachment above. Inset spotlighting.

### Rear Garden

Half decked with plant and shrub surround. Further paved area with garden shed.



GROUND FLOOR

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

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.

