



Eton Road | Worthing | West Sussex | BN11 4RA
Guide Price of £315,000





We are delighted to offer for sale this immaculately presented and spacious ground floor garden apartment forming part of an attractive Victorian mid-terrace within this ever popular West Worthing location. The property boasts two double bedrooms, a modern kitchen, re-fitted bathroom, potential for off road parking and a private rear garden.



Key Features

- Ground Floor Garden Apartment
- Two Double Bedrooms
- Modern Fitted Kitchen
- Original Features
- Private Front & Rear Gardens
- Re-Fitted Modern Bathroom
- Close To Local Shops, Amenities & Mainline Train Station
- Lounge with Original Fireplace
- Share Of Freehold & Long Lease



2 Bedrooms



1 Bathrooms



1 Reception Room

INTERNAL

A communal front door leads through a communal hallway with original Victorian features. A private door opens to a hallway with doors to both bedrooms and the lounge. The lounge boasts a feature fireplace and a large south facing window making this a bright and airy room. The modern kitchen comprises of bespoke painted units in Farrow & Ball 'Banca' along with a range of 'AEG' appliances and finished with a 40mm solid walnut worktop, there is space and plumbing for a slimline dishwasher and washing machine, five ring gas hob, built in microwave, eye level oven. Both bedrooms are double bedrooms with the master bedroom measuring a spacious 13'9 x 14'7 and also benefits from a feature fireplace. To the rear of the property there is a re fitted bathroom which comprises of bath with shower above, glass window effect shower screen, fully tiled walls, custom made wooden sink unit, underfloor heating and digital heated LED mirror.

EXTERNAL

The property benefits from both front and rear gardens with the front garden offering the opportunity for off road parking, subject to planning consent. The private rear garden has been cleverly designed to require low maintenance with a decked patio and recently paved patio providing space for outdoor furniture, timber shed, wooden seating area offering plenty of additional storage. There is a covered area with washing line and space for additional storage.

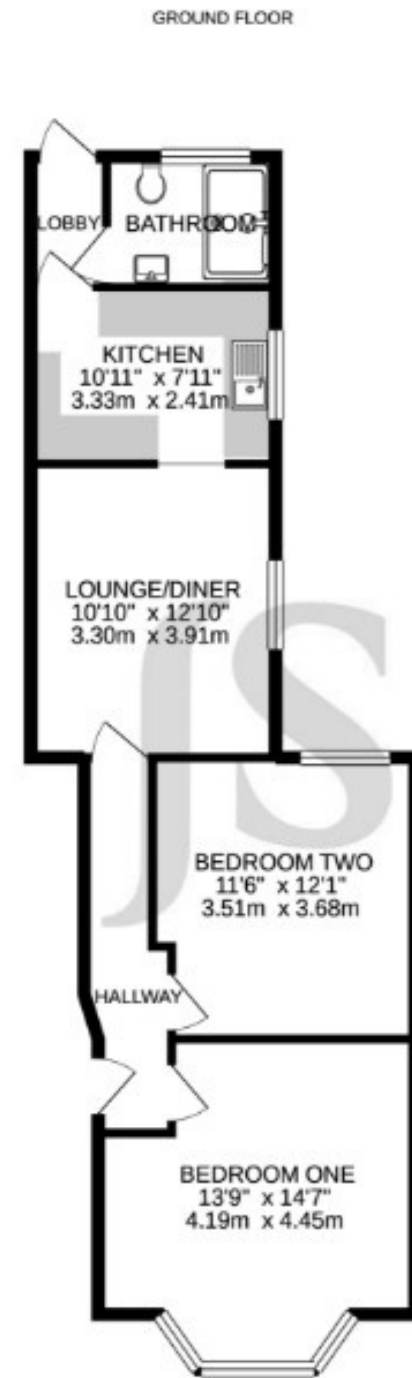
SITUATED

The property sits a short walk away from Tarring Road which offers a variety of shops. Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facility's is approximately 1 mile away. The nearest main line station is West Worthing which is approximately 0.3 miles away and bus services run nearby.

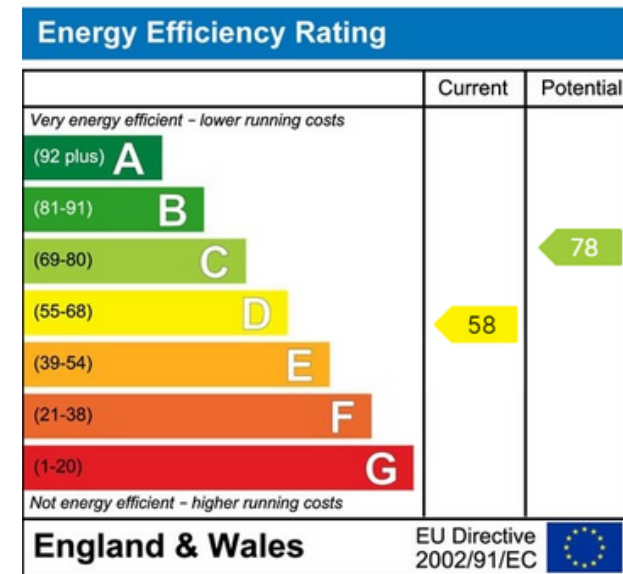
TENURE Share of freehold Lease Length: 995 years remaining
Maintenance: 50% share on an as & when basis Ground Rent: N/A

COUNCIL TAX BAND
B





Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other areas 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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Property Details:

Floor area (as quoted by EPC): 63 sqm

Tenure: Share Of Freehold & 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.