



Hailsham Road | West Worthing | West Sussex | BN11 5PA  
Offers Over £300,000





We are delighted to be able to offer a first floor, garden flat to the market. The property offers two double bedrooms, south facing lounge, south facing sun room, modern fitted kitchen, separate WC & re-fitted bathroom. The property benefits from its own private entrance and private courtyard garden. FREEHOLD & NO ONWARD CHAIN



## Key Features

- First Floor Apartment
- Two Double Bedrooms
- Modern Fitted Kitchen
- Re-Fitted Bathroom & Separate WC
- Lounge & South Facing Sun Room
- Private Entrance
- Private Courtyard Garden
- 0.35 Miles From Worthing Seafront
- FREEHOLD & No onward Chain



**2 Bedrooms**



**1 Bathroom**



**1 Reception Room**

### INTERNAL

Private front door leading into the porch with door into the entrance with stairs rising to the first floor landing with access to storage cupboard, loft access via pull down ladder and access to all rooms. The lounge is south facing with an opening into the south facing sun room. The kitchen has been re fitted and comprises of wall and base units with integrated fridge/ freezer, double eye level oven, electric hob, extractor above, integrated dishwasher, space and plumbing for washing machine, sink and drainer. Bedroom one is a very good size and offers built in storage, dual aspect windows and a south facing bay fronted window. Bedroom two is also a double bedroom offering built in storage and fire surround. The re-fitted bathroom comprises of shower cubicle, bath and wash hand basin. The WC is located just next to the bathroom.

### EXTERNAL

Timber secure gate opening into the private courtyard garden with pathway leading to the front door. Laid to artificial lawn, outside water tap, raised flower bed and space for garden furniture.

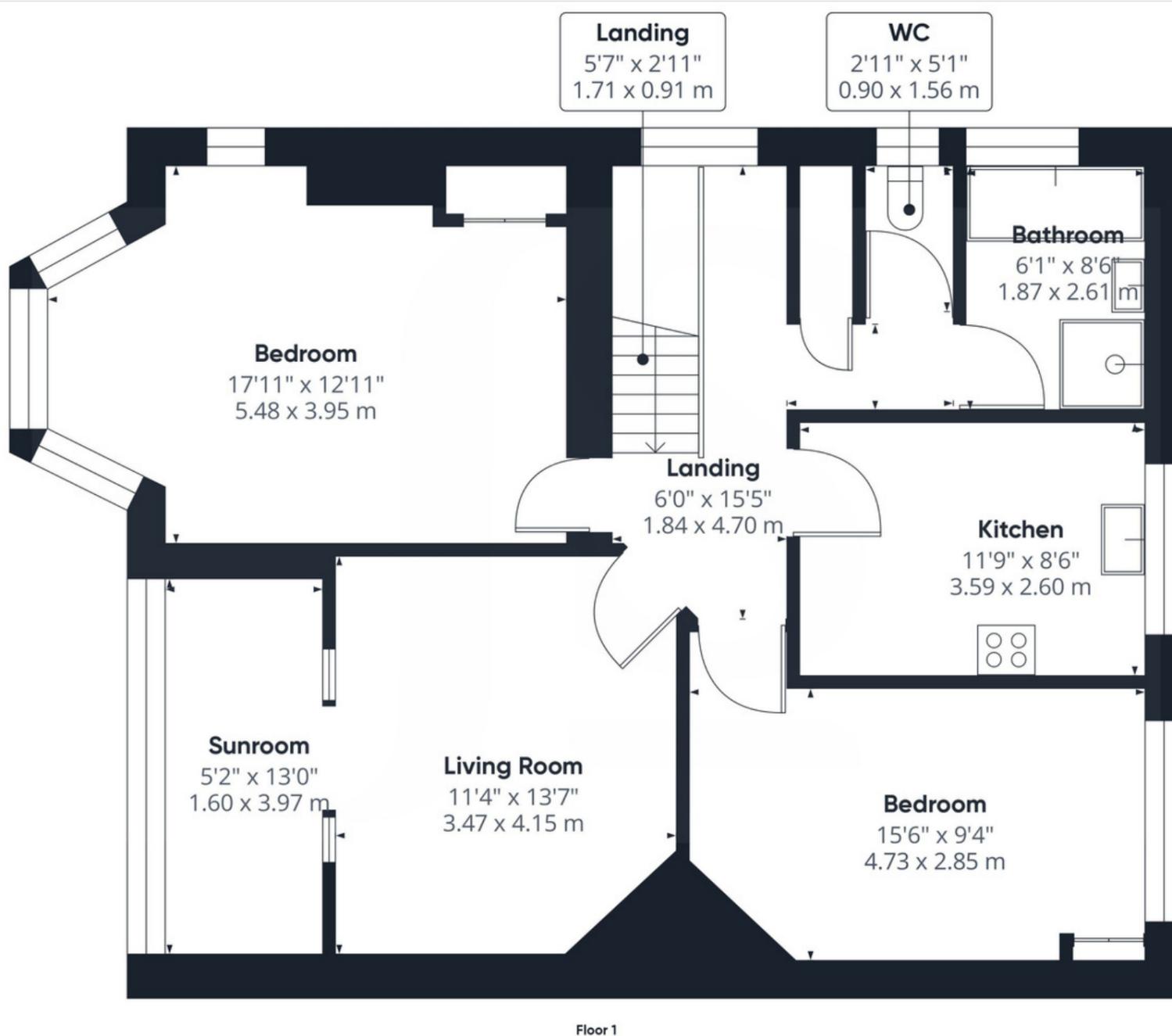
### SITUATED

On the desirable Hailsham Road, the property is positioned on the corner of Hurst Avenue in a quiet road close to West Worthing seafront and 0.6 miles from West Worthing train station. Bus routes run on close by Grand Avenue and Mill Road and West Worthing high street with its eateries, convenience stores, banks and pharmacy is 350 yards away. Worthing town centre with its comprehensive shop, restaurants and theatres is approximately 1.5 miles away. Worthing Seafront is 0.35 miles away from the property with Marine Gardens is only 0.19 miles away.

Tenure: FREEHOLD

Service Charge: As and When  
COUNCIL TAX BAND B



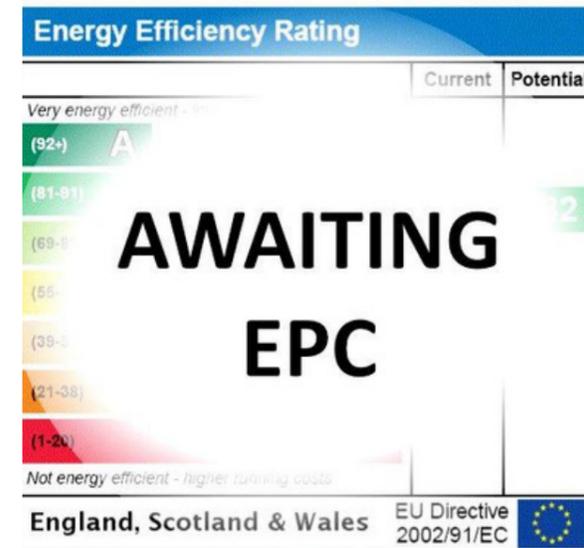


Approximate total area<sup>®</sup>  
842.97 ft<sup>2</sup>  
78.31 m<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



## Property Details:

Floor area (as quoted by EPC): 100 sqm

Tenure: FREEHOLD

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.