



Mill Road, Worthing, BN11 5DX
Asking Price £400,000



We are delighted to be able to offer the opportunity to purchase a very well presented, refurbished first floor apartment split across two floors. The property offers three bedrooms, modern kitchen, lounge/ dining room, modern bathroom and a loft room which is being used as a hobby room. The apartment offers a south facing balcony and off road parking.



Key Features

- Refurbished Well Presented First Floor Apartment
- Three Bedrooms
- Lounge/ Dining Room
- Modern Fitted Kitchen
- Modern Four Piece Bathroom
- Bus Routes Nearby On Goring Road
- Walking Distance to Goring Road Shopping Facilities
- Viewing Highly Recommended



3 Bedrooms



1 Bathrooms



1 Reception Rooms

INTERNAL

Private front door with stairs leading up to the first floor and access to rooms. The lounge/ dining benefits from dual aspect windows and door leading out to the south facing balcony. The modern kitchen offers white wall and base units with built in oven, gas hob, integrated dishwasher, integrated washing machine, space for fridge/ freezer, sink, drainer and cupboard housing the gas fired combi boiler. The property offers three good size bedrooms. The primary bedroom benefits from south facing double doors leading out to the balcony. Bedroom Two is currently being used as an office but is a good size and benefits from a Juliette balcony. Bedroom three is currently being used as a dressing room. The modern bathroom comprises of freestanding bath with matt black freestanding taps with shower attachment, shower cubicle with shower above and shower attachment, wash hand basin with storage and WC. Stairs leading up to the second floor which offers a good size loft room benefitting from built in storage and access to the eaves storage.

EXTERNAL

One allocated parking space to the front of the property. The apartment benefits from a south facing balcony.

LOCATION

situated 200 yards from Goring Road Shopping Facilities, offering coffee shops, banks, pharmacy and convenience stores. The 700 Coastliner bus route runs along Mill Road and West Worthing train station is 0.5 miles away. Worthing town centre with its comprehensive shops, restaurants and theatres is approximately 1.3 miles away.

TENURE

Share of Freehold

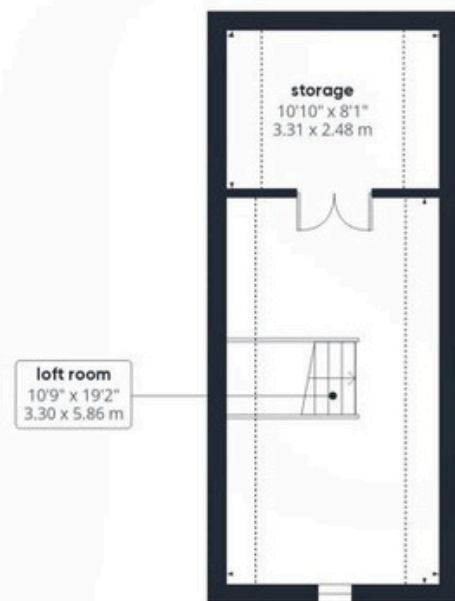
Service Charge: As & When

Lease: Remainder of a 999 year lease





Floor 0



loft room
10'9" x 19'2"
3.30 x 5.86 m



Approximate total area⁽¹⁾

1134.62 ft²
105.41 m²

Reduced headroom

86.11 ft²
8 m²

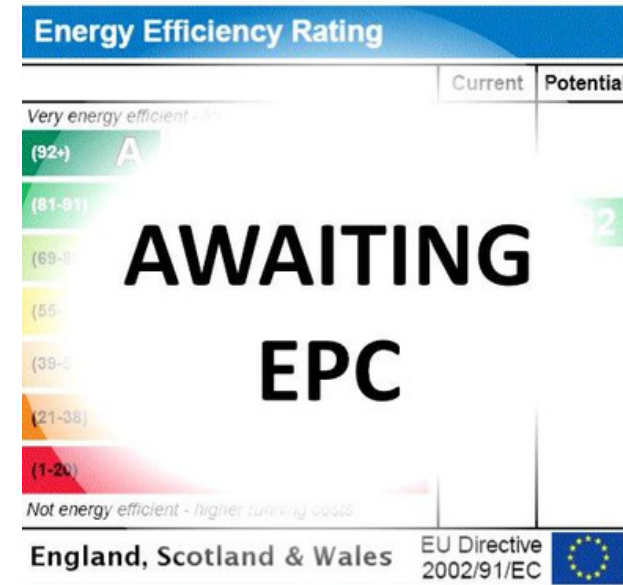
(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.



Property Details:

Floor area (as quoted by EPC: TBC sqm)

Tenure: Freehold

Council tax band: D

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.

