



6 St. Raphael Road, Worthing, BN11 5HL  
Offers Over £400,000



We are delighted to present to the market this charming and particularly spacious three bedroom first-floor garden flat, tucked away down a private road close to local shops. The property features a West facing terrace perfect for those warm summer evenings, a spacious dual aspect lounge with separate dining area, a bright South facing sunroom, modern fitted kitchen and a stylish bathroom. Further benefits include a beautifully landscaped private rear garden and a detached garage. Local shopping facilities are conveniently located just a short walk away.



## Key Features

- CHAIN FREE
- First Floor Apartment
- Three Bedrooms
- Lounge & Dining Room & Sun Room
- Modern Bathroom
- Garage With Parking Infront
- West Facing Balcony
- Private Rear Garden
- Situated Down A Private Road
- Close To Local Shopping Facilities



**3 Bedrooms**



**1 Bathrooms**



**2 Reception Room**

### INTERNAL

The feature oak front door opens into a communal entrance, with a private door leading to the first-floor landing, providing access to all rooms and a west-facing terrace. The property offers a spacious dual aspect lounge and dining space, double doors lead into a bright sunroom. The fitted kitchen is equipped with a range of wall and base units, a built-in double oven, gas hob, space for a fridge/freezer, and plumbing for a dishwasher, along with a sink and drainer. A door from the kitchen leads to a small utility area, offering direct access outside via an external staircase. There are three well-proportioned bedrooms, with the primary bedroom benefiting from a charming bay-fronted window. The modern bathroom is fitted with a P-shaped bath with a glass screen and shower overhead, a wash hand basin with built-in storage, and a WC.

### EXTERNAL

The property benefits from a private, rear-facing garden that has been beautifully landscaped, featuring a well-maintained lawn, a patio, and a decked area with lighting — offering a wonderful space for relaxing or entertaining. In addition, there is a west-facing balcony, the perfect spot to enjoy the evening sun. A detached garage is located further down the road, with parking available directly in front.

### SITUATED

Down a private road located just off of Wallace Avenue. Bus routes run along Wallace Avenue and Goring Road Shopping Facilities with its coffee shops, convenience stores, pharmacy and banks is at the top of the road. Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is just under 1.5 miles away and the nearest station is West Worthing, which is just under a mile away. Worthing Seafront is located just a short walk away from the property.

### TENURE

Leasehold

Remainder of 999 year lease (988 years remaining)

Maintenance is as and when shared with ground floor





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## Property Details:

Floor area (as quoted by EPC: TBC

Tenure: Leasehold

Council tax band:

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.