



Douglas Avenue, Worthing, BN11

£250,000



Property Type: Ground Floor Flat

Bedrooms: 1

Bathrooms: 1

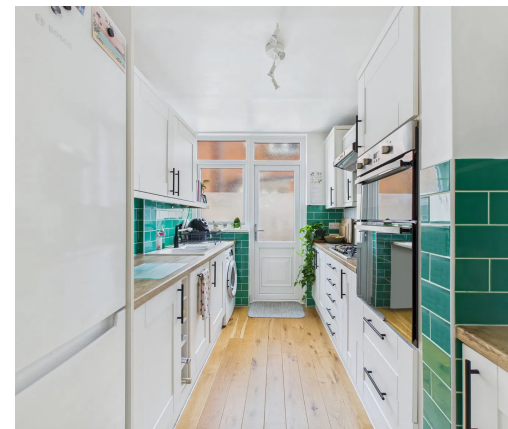
Receptions: 1

Tenure: Leasehold

Council Tax Band: A

- Ground Floor Garden Apartment
- One Bedroom
- Modern Fitted Kitchen
- Shower Room
- Well Presented Throughout
- Private Good Size Rear Garden
- Bike Store
- Close To Goring Road Shopping Facilities
- West Worthing Railway Station Nearby
- Share of Freehold

We are delighted to present to the market this well presented ground floor garden apartment. The property comprises of a spacious double bedroom, modern fitted kitchen, contemporary shower room, and a bright lounge. A particular feature is the generously sized private rear garden, perfect for outdoor relaxation or entertaining. Ideally located, the apartment is within easy reach of Goring Road and West Worthing Railway Station.





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INTERNAL

The front door opens into a welcoming entrance hall providing access to all rooms. At the front of the property is a bright bedroom featuring a south facing, bay fronted window that fills the space with natural light. The modern kitchen is fitted with a range of wall and base units, built in double oven, gas hob and integrated dishwasher. There is also space for a fridge/freezer and washing machine, along with a sink and drainer and a door leading outside. The lounge offers a door opening onto the rear garden, creating a seamless indoor outdoor flow. From the lounge, there is also access to the shower room, which comprises a walk in shower, wash hand basin and WC.

EXTERNAL

The property includes ownership of the front section directly in front of the apartment, which has been attractively laid with paving and shingle, complemented by established shrubs. The rear garden is a real highlight, beautifully landscaped and thoughtfully designed. It features a spacious patio area perfect for outdoor furniture and entertaining, a well kept lawn bordered by colourful floral beds, and a further section to the rear laid with woodchip, home to a palm tree, timber shed, and space for a fruit and vegetable patch. Additionally, the property benefits from a convenient bike/log store located off the driveway.

SITUATED

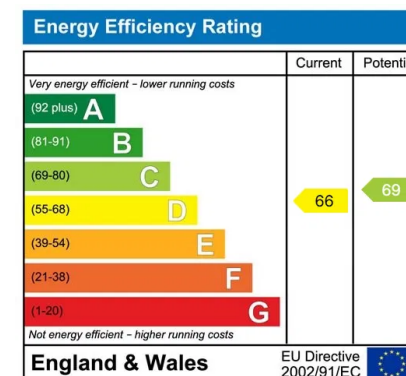
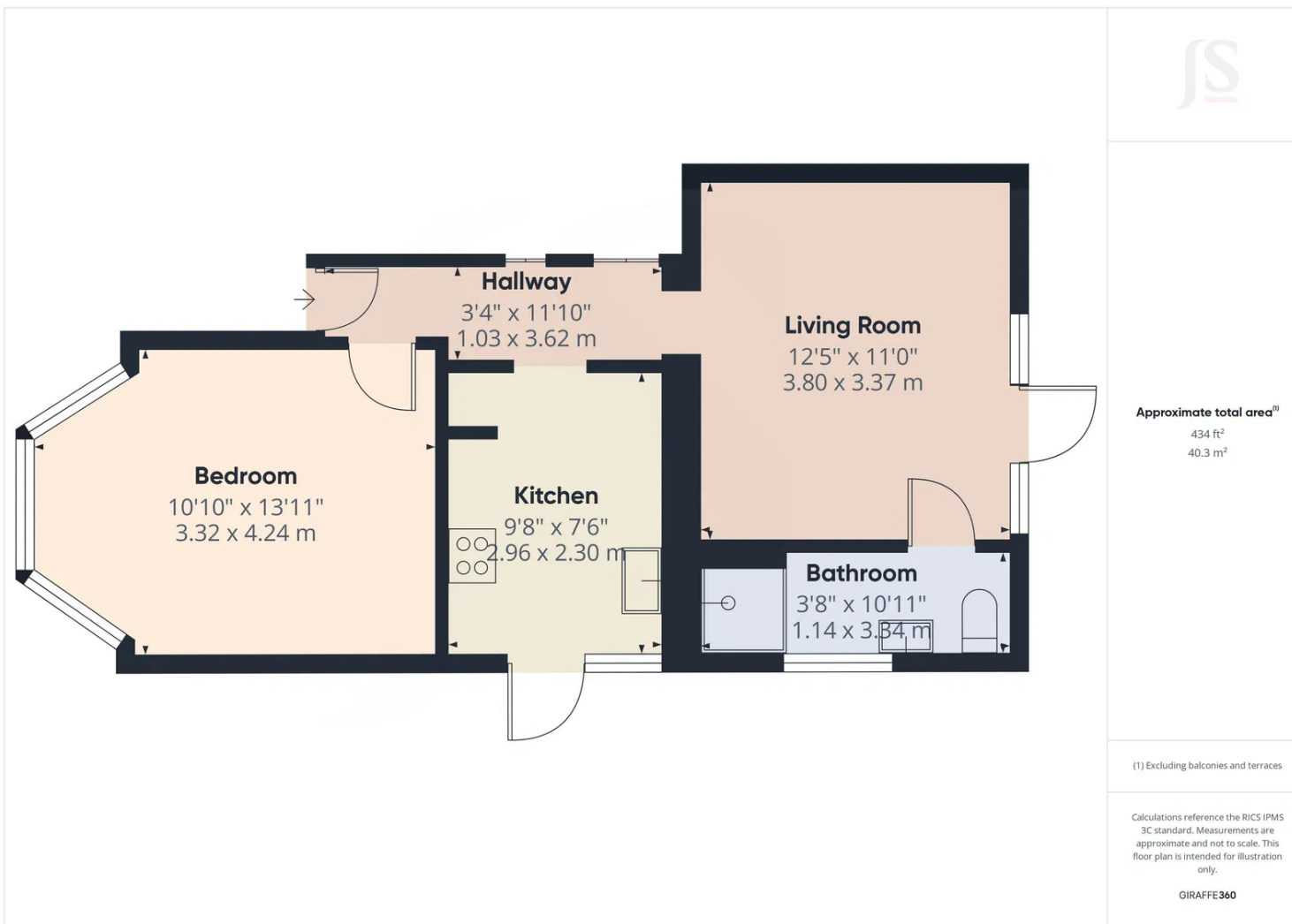
Situated in the sought-after area of West Worthing, the property enjoys a convenient location close to a range of local amenities. Goring Road shops are just a short walk away, offering cafés, restaurants, convenience stores, and a pharmacy. West Worthing train station is located approximately 0.6 miles from the property, providing easy access to surrounding areas. Regular bus routes run along Goring Road, and Worthing town centre, with its wide selection of shops, restaurants, and theatres, is approximately 1.5 miles away.

Tenure: Share of Freehold & Long Lease

Service Charge: As & when

Building Insurance split 50/50 with upstairs.





Whilst we endeavour to make our properties 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, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.