



Winchester Road | Worthing | BN11 4DH
Offers Over £330,000



We are delighted to offer for sale this charming and rarely available ground floor garden apartment forming part of this stunning Victorian converted house, situated close to local shops, amenities and mainline train station. The property offers a wealth of characterful features and boasts two double bedrooms, open plan extended kitchen/living area, modern fitted bathroom, south facing rear garden, off road parking and sold with no ongoing chain.



Key Features

- Ground Floor Garden Apartment
- Stunning Period Conversion
- Two Double Bedrooms
- South Facing Kitchen/Living Area
- Modern Fitted Bathroom
- A Wealth Of Characterful Features
- Off Road Parking
- South Facing Private Garden
- Close To Local Shops, Amenities & Mainline Train Station
- No Ongoing Chain



2 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

The property can be accessed via a secure entry phone system, through the private front door and into the welcoming entrance hall, which offers space to hang coats and kick off shoes. Located at the rear of the property is the kitchen/living area, this generously sized space measures a substantial 19'7" x 16'10" and has been cleverly designed to work as an open plan space but with the feeling all living aspects are separate. This room faces south and benefits from a bay fronted window overlooking the mature rear garden, transforming this pleasant room into a bright and airy space all year round. The kitchen has been fitted with modern white shaker style wall and floor mounted units, topped with high quality oak style worktops, to create a smart contemporary finish. The kitchen offers an abundance of storage space and provisions for white goods. The large main bedroom is located at the front of the property and measures 14'10" x 13'2", allowing space to comfortably fit a large double bed, various bedroom furniture and benefits from built in wardrobes. This room has views over the mature communal front garden and features charming stain glassed windows. The second bedroom is located parallel and also benefits from built in wardrobes, can fit a large double bed along with various other bedroom furniture or would be the perfect space for an office. The bathroom has been fitted with a modern three piece suite including, a walk in shower, toilet and hand wash basin.

EXTERNAL

To the front of this stunning conversion are the well kept communal gardens and allocated parking space, along with access to the communal bin store. To the rear of the property is the mature south facing private garden, this space has been carefully tendered to over the years and well loved. There is a patio space at the top of the garden, perfect for outdoor furniture during the summer and the rest of the garden has been laid to lawn with planted shrubs and plants surrounding the boundaries. To the rear of the garden is a potting shed, ideal for a workshop or storing garden tools throughout the year.

LOCATION

within approximately half a mile of Worthing town centre, with its comprehensive range of shopping facilities and amenities, as well as Worthing station offering routes along the south coast and into London.

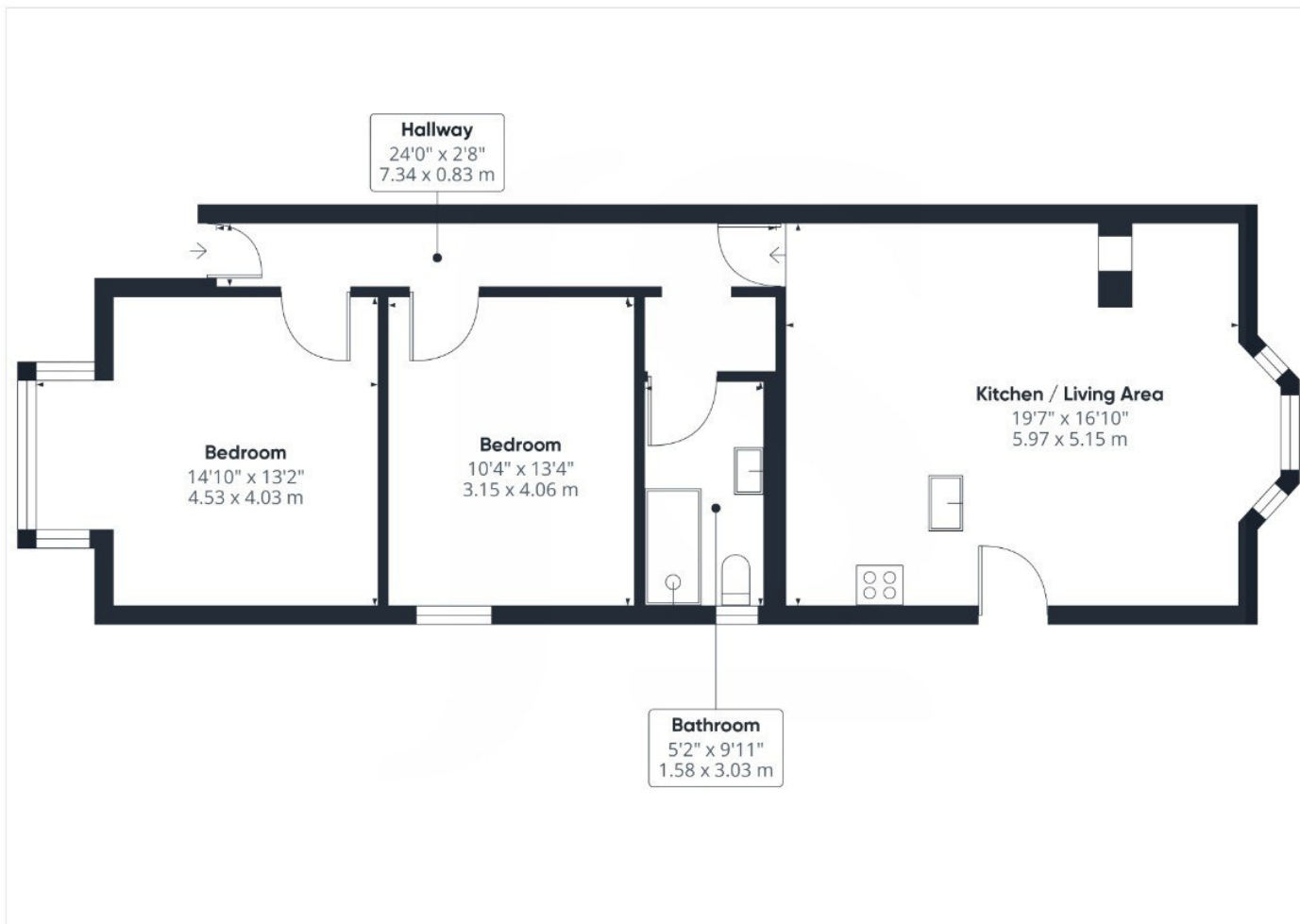
Leasehold - 116 Years Remaining

Maintenance - TBC

Ground Rent - TBC

Council Tax Band A





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	74	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Property Details:

Floor area *as quoted by EPC: 764 SqFt

Tenure: Leasehold

Council tax band: A

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.