



Shakespeare Road | Worthing | West Sussex | BN11 4AS
Offers Over £375,000





We are delighted to offer for sale this unique opportunity to purchase a well presented and spacious ground floor garden apartment forming part of this imposing semi-detached building in the prestigious Poets District. Positioned close to shops, amenities, mainline train station and parks, this beautiful home boasts a private rear garden, two large double bedrooms, fitted kitchen & bathroom, private entrance, off road parking and is sold with no ongoing chain.



Key Features

- Ground Floor Garden Apartment
- Two Double Bedrooms
- Large West Facing Lounge/Diner
- Fitted Kitchen & Bathroom
- Original Features
- Private Entrance & Mature Rear Garden
- Off Road Parking For Several Vehicles
- Popular Poet's District
- No Ongoing Chain
- Close To Shop, Amenities & Mainline Train Station



2 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

The private entrance is situated under a covered storm porch to the front of the property which provides access to the attractive wooden front door. This in turn opens to the internal porch with original floor tiles and a further wooden door opening into the imposing entrance hallway. This large entrance hallway has doors to all rooms along with access to two large storage cupboards. Positioned to the front of the property, with a period cast iron fireplace is the bay fronted lounge/diner. With a large bay window facing west and boasting measurements of 18' 9" x 15' 3" this is a light and airy space perfect for both lounging and dining. The kitchen is positioned to the rear of the property with access to the feature rear garden via a side door. The kitchen has been fitted with an array of floor and wall mounted units, laminate work surfaces with space and provisions for white goods. Both bedrooms are of exceptionally generous sized and can more than comfortably fit double beds with the main bedroom boasting views and access overlooking the feature rear garden and measures a spacious 15' 10" x 13' 11". The bathroom has been fitted with a white suite including a bath with shower over and a hand wash basin with a separate toilet positioned adjacently.

EXTERNAL

To the front of this beautiful converted development is a private block paved driveway allowing parking for several vehicles exclusively benefiting this apartment. With direct access from the kitchen and bedroom one, the generously sized and mature rear garden faces east and backs on to Victoria Park. It has an array of mature planted borders lining the fence and wall boundaries creating a secluded space with a raised paved patio to the base of the garden providing views over the park.

LOCATION

In the popular Poets District, the property overlooks Victoria Park and is 0.5 miles to Worthing train station. Bus routes run along adjoining Cowper Road & Tarring Road and there are convenience stores close by on Tarring Road. Worthing town centre with its comprehensive shops, restaurants and theatres is approximately 0.6 miles away.

Council Tax Band C

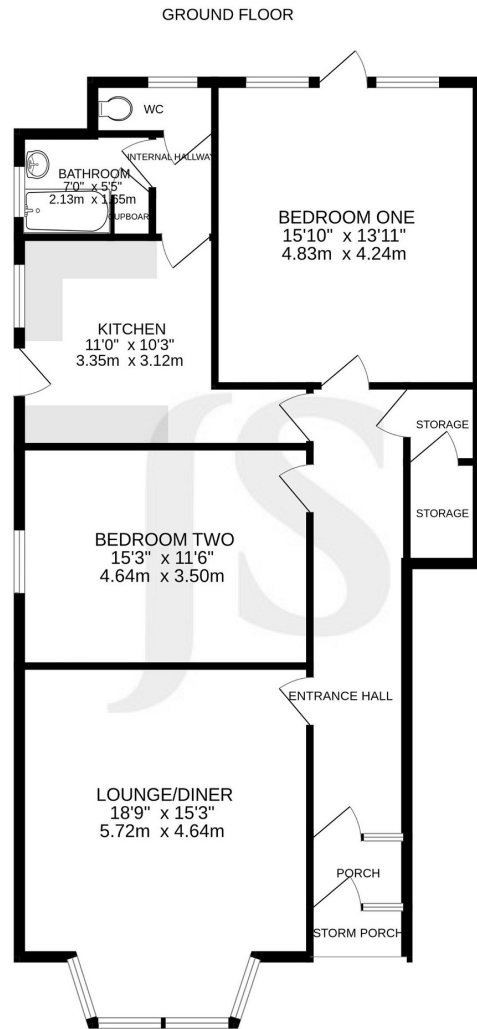
Tenure Leasehold

Lease: 117 years remaining

Maintenance: As and when basis

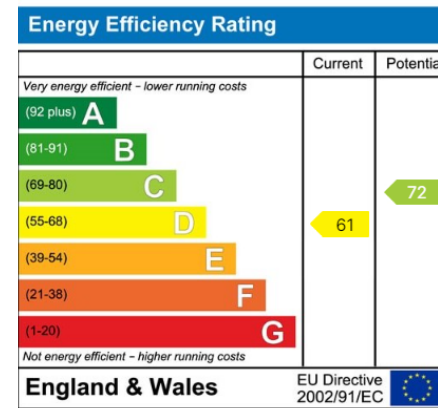
Ground Rent: £150 per annum





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.



Property Details:

Floor area *as quoted by EPC: 1087 Sqft

Tenure: Leasehold

Council tax band: C