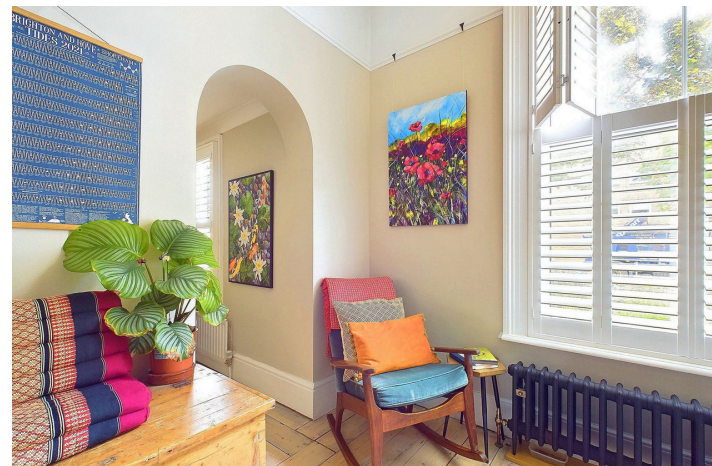




Selden Road | East Worthing | Worthing | BN11 2LN
Offers Over £225,000



We are delighted to offer for sale this charming and well presented ground floor apartment, situated close to local shops, amenities and Worthing seafront. The property offers a wealth of characterful features throughout and boasts one double bedroom, two separate reception rooms, modern fitted kitchen & bathroom suite, allocated parking space, communal garden and is sold with no ongoing chain.



Key Features

- Ground Floor Apartment
- One Double Bedroom
- Two Reception Rooms
- Modern Fitted Kitchen
- Contemporary Bathroom Suite
- Characterful Features Throughout
- Close To Local Shops, Amenities & Mainline Train Station
- Allocated Parking Space
- Communal Garden
- No Ongoing Chain



1 Bedroom



1 Bathroom



2 Reception Rooms

INTERNAL

The development is accessed via a secure entry phone system which opens into the well kept communal hallway. The apartments private front door opens into the welcoming entrance hall with access to all rooms and space to hang coats and kick off shoes. Positioned at the front of the property and facing east is the two reception rooms, these rooms are separate and the second room is accessed by a rather charming archway. The living room benefits from a large east facing window, maximising the morning sun creating a light and airy space, this room measures 9'8" x 11'10" providing plenty of space for living furniture. The dining room positioned adjacent also faces east and can either be used as a dining room or setup as a second bedroom. Parallel to the dining room is the kitchen which has been fitted with an array of modern white gloss floor units topped with high quality, solid oak worktops, creating a smart contemporary finish. The bedroom is situated at the rear of the property and measures a generous 12'7" x 9'0", offering plenty of space for a large double bed alongside various other bedroom furniture. The bathroom has been fitted with a contemporary three piece suite including a bath with overhead shower, toilet and hand wash basin, with space for a washing machine/dryer.

EXTERNAL

There are well kept communal grounds surrounding the development with plenty of planted borders lined with flint brick walls and a separate allocated parking space. There is a communal garden to the side of the property which is open to all residents for use and is a great spot for an outdoor table and chairs.

LOCATION

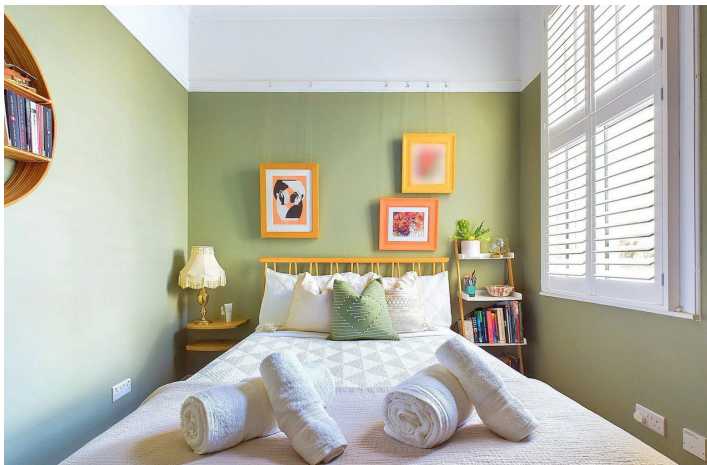
Situated In one of the most prestigious roads in East Worthing and only 0.2 miles to the seafront and approximately 0.6 miles to Worthing town centre, which offers an array of cafes, bars, shops and restaurants. Splashpoint leisure centre is also close by with multiple swimming pools, spa and a gym. East Worthing train station is approximately 0.8 miles away and offers links to both Brighton and London. Bus services run nearby. This easily accessible, seafront location is extremely desirable.

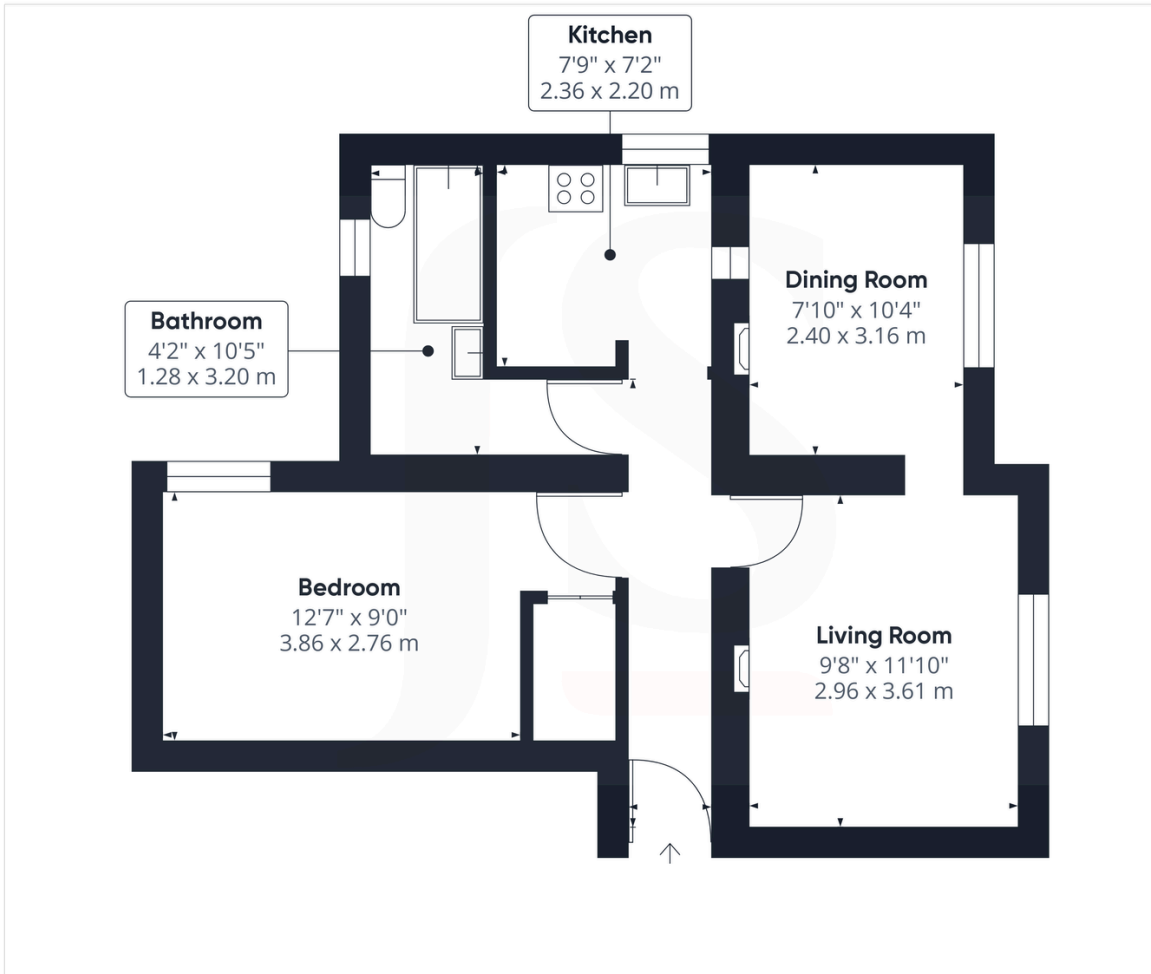
Tenure Leasehold

Lease Length 150 years remaining

Maintenance £2,570 per annum

Ground Rent Peppercorn





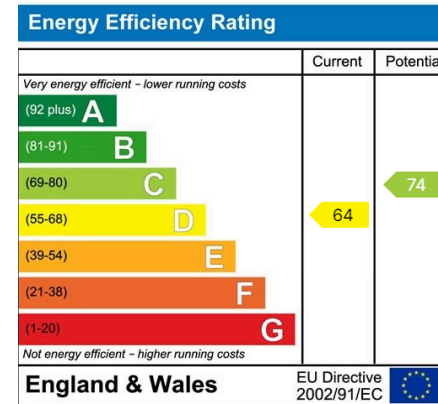
Approximate total area^m
 496.32 ft²
 46.11 m²

(1) Excluding balconies and terraces

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.

GIRAFFE360



Property Details:

Floor area *as quoted by EPC: (tbc) SqFt

Tenure: Freehold

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.