



East Sidings | Station Road | Worthing | BN11 1JY
Offers Over £250,000



We are delighted to offer for sale this immaculately presented and highly desirable top floor apartment forming part of this well maintained development, positioned in this popular residential road close to local shops, amenities, mainline train station and local parks. The property boasts two double bedrooms, spacious living room, modern fitted kitchen, contemporary family bathroom, Juliette balcony and an allocated parking space. This property will be sold with the vendor suited.



Key Features

- Second Floor Apartment
- Two Double Bedrooms
- Spacious Living Room With Juliette Balcony
- Modern Fitted Kitchen
- Contemporary Family Bathroom Suite
- Allocated Off Road Parking
- Beautifully Maintained Development
- Less Than One Mile To The Seafront
- Close to Shops Amenities and Mainline Train Station
- Vendor Suited



2 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

Forming part of this modern development, this attractive top floor apartment has a welcoming communal entrance hallway with a secure entry phone system and a private door that leads into the apartment. To the south side of the property is the spacious living room which measures 11'4" x 21'6" and benefits from double doors that open onto a Juliette Balcony. This room is open plan with the kitchen to create a substantial, light, dual aspect room. The modern fitted kitchen has been installed with an array of handleless floor and wall mounted units with integrated appliances that include a dishwasher, fridge/freezer, oven and hob, with space and provisions for white goods. The main double bedroom measures a generous 9'1" x 12'10" and boasts a large fitted wardrobe and double glazed window, allowing for a flood of natural daylight. The second bedroom measures 8'9" x 6'5" and can also comfortably accommodate a double bed. The family bathroom has been installed with a contemporary three-piece suite which includes a bath with shower over, wash hand basin and W/C. This desirable and perfectly situated apartment has been finished to an exceptional standard and viewing is highly recommended.

EXTERNAL & COMMUNAL

This apartment benefits from a privately allocated parking space. Built in 2019, this modern development is beautifully maintained with communal gardens to the front and further bike storage area.

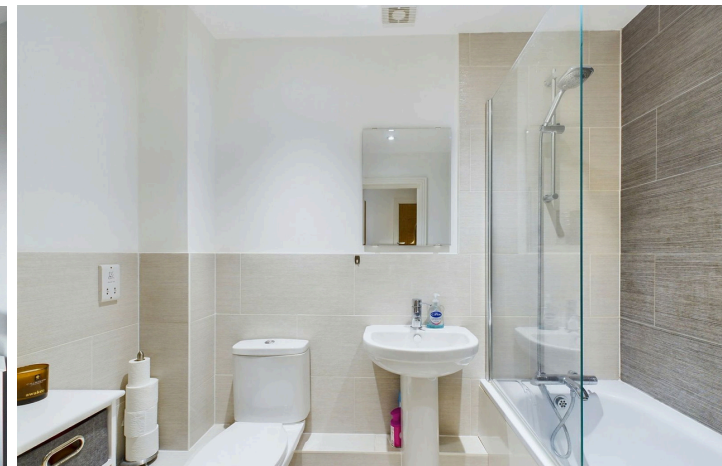
This apartment is situated in the popular central Worthing area with nearby parks less than 150 metres away, offering tennis courts and picnic areas. The town centre and Worthing seafront are both located less than one mile away, ensuring minimal travel expenses all year round. Worthing mainline train station is less than half a mile away and offers links to both Brighton and London. Bus services run nearby. This location is highly desirable.

Council Tax B

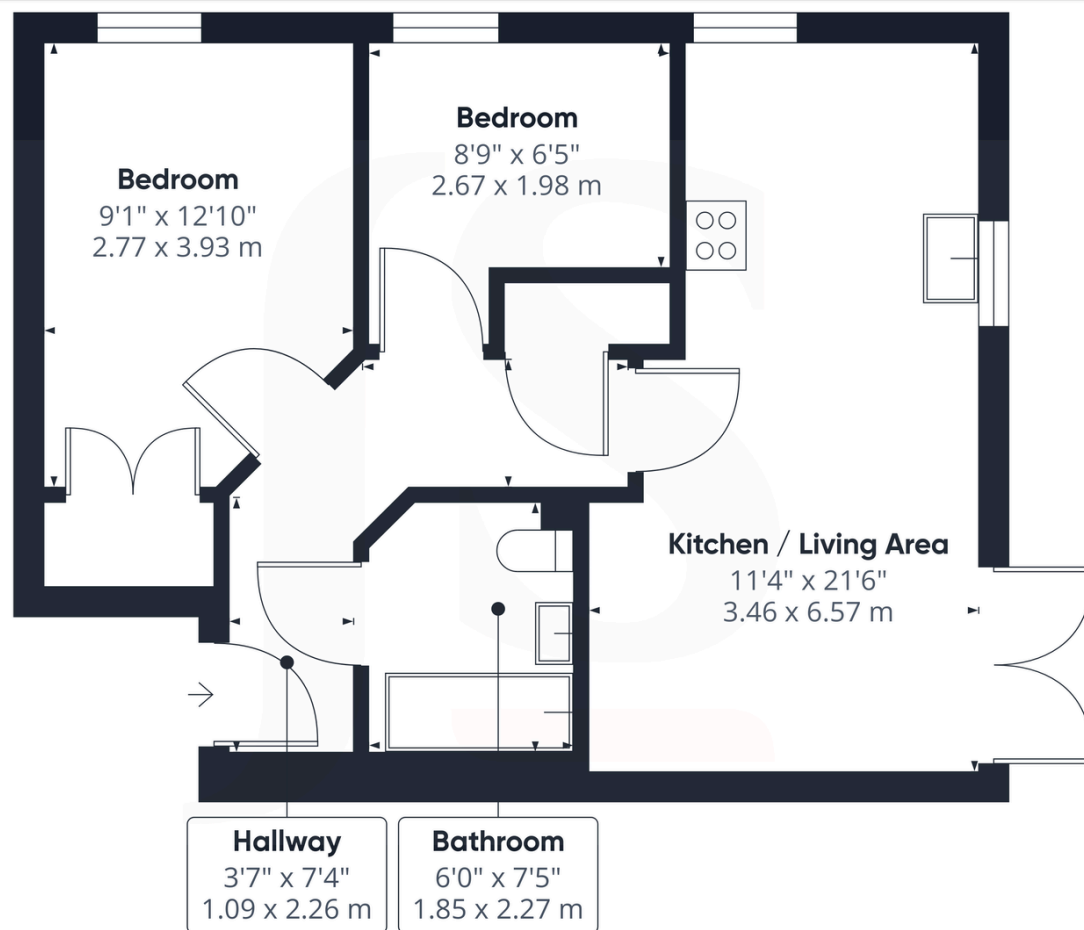
Lease Length: Lease April 2015 from 99 years.

Maintenance: £1,100 per annum

Ground Rent: £75



To book a viewing contact us on: 01903 206000 | worthing@jacobs-steel.co.uk | jacobs-steel.co.uk



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

Property Details:

Floor area *as quoted by EPC: 549 SqFt

Tenure: Leasehold

Council tax band: B

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.