



Matthew
Anthony
ESTATE AGENCY

It's all in the details...



71 Ophir Road

Worthing, West Sussex, BN11 2SS

Offers Over £260,000

- Fully Renovated to an Exceptional Specification
- First Floor Flat
- Cul de Sac Location Near to the Beach
- Own Private Street Entrance
- Lovely Communal Gardens
- Large Living Room
- Superbly Appointed Kitchen
- Two Generous Bedrooms
- Contemporary Bathroom
- Loft Space

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Step Inside

Tucked back from seafront in a prized cul de sac that offers easy access into central Worthing, the location of this flat means you could be dipping your toes in the sea or relaxing on the beach within minutes.

Sitting on the first floor of an attractive semi-detached property with a patterned tile hung facade, its light filled layout was impeccably renovated from top to toe by the current owners in 2020 and has the added benefit of a private entrance.

Unfolding from a central hallway, the timber tones of first class laminate wood floors give a warming balance to cool white walls. A combination of vertical slimline and column radiators show an attention to detail that together with the tasteful design themes make this property into a cohesive home.

Impressively sized and styled, the more than generous living room creates a hugely inviting place for you to relax, dine and unwind. Large south-facing windows allow ample natural light to filter in while a deep recessed cupboard provides a wealth of handy hidden storage without encroaching on either the floor space or aesthetics. Equally perfect for everyday life or evenings spent catching up with friends, the dimensions flow seamlessly through a wide archway to the clean line design of the newly fitted Wren kitchen with its sleek handleless cabinets and contemporary countertops. Achieving the fine balance of being both stylish and functional the galley layout provides plenty of storage and workspace. A superior array of integrated appliances offers every convenience and includes Bosch tower ovens, a gas hob, Zanussi extractor, washing machine and dishwasher. Dove grey metro tiled splashbacks and a white ceramic sink add to the excellent levels of presentation and a deep boiler cupboard can house a tumble dryer.

Across the hallway, the consistent design themes are echoed in each of the two commendably sized bedrooms. Looking out over the greenery of the large communal gardens below, they are ideal for either a growing family or anyone longing for a dedicated home office or guest room. The enviable main bedroom has a further recessed cupboard and both benefit from plenty of space for a selection of freestanding wardrobes and chests of drawers. Together they share a deluxe bathroom that's both sophisticated and family friendly. Arranged in a chic panel setting, its contemporary suite includes a floating basin, towel radiator and a bath with an overhead mains shower. A hallway cupboard provides additional storage and a pull down ladder supplies easy access to the private loft above. It is good to note that there is a long lease of 109 years and an annual service charge of £120.

Step Outside

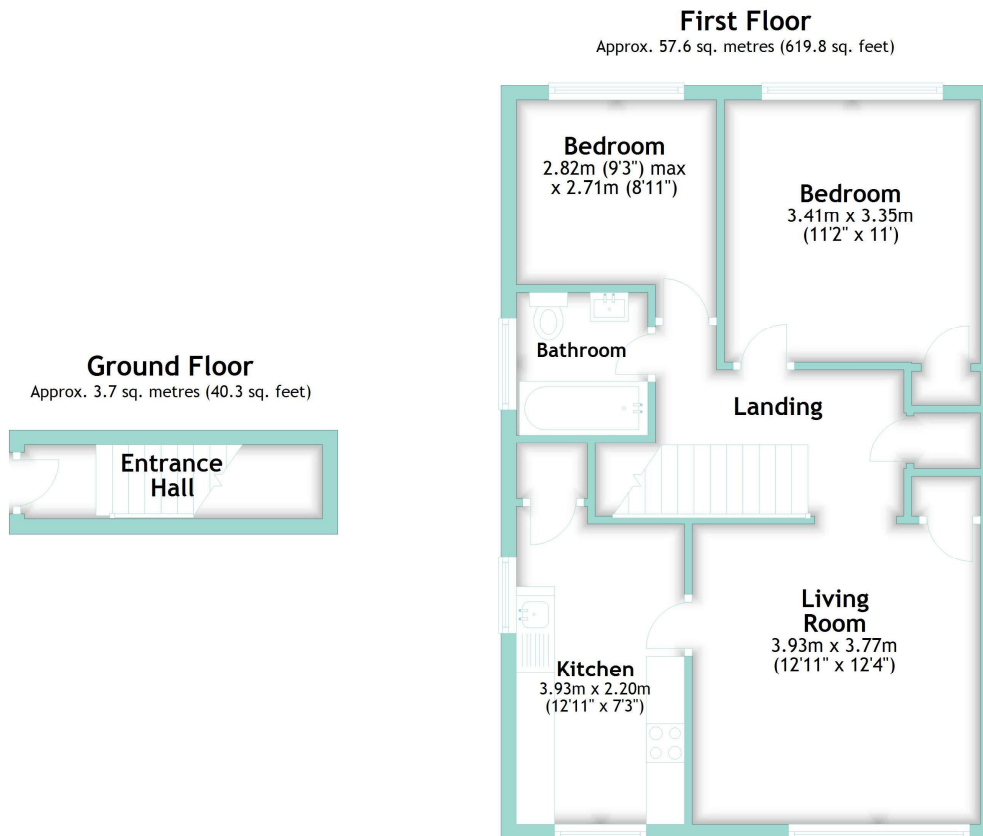
The colour and greenery of professionally kept communal gardens instantly give an enticing introduction to this Ophir Road home. To the front, a paved path leads past flowerbeds and an established lawn to your private entrance and continues on to the rear where a surprisingly large communal garden gives you every excuse to take time out from a busy day. Brilliantly planted and maintained by a gardener, this exceptional outdoor space is an idyllic spot to enjoy al fresco meals, start the day with a morning coffee and for children to play.

In Your Local Area

Situated to the east of Worthing town centre in a prized location leading off the seafront road, the bustling independent shops and cafes of Brighton Road are only a short walk from your door, with the beach and promenade directly behind them. For those who love their seafood, the ever popular Chipwick and the seafront CrabShack are both nearby. Ideally positioned for all that Worthing has to offer, the city centre with its wide range of high street and independent amenities is within easy reach, and there are plenty of supermarkets to choose from including Waitrose, Morrisons and Marks & Spencer.

For families there's a great selection of highly regarded schools in the local area including the Boundstone Nursery, Seadown School, Lyndhurst Infant School, Chesswood Junior School and Davison Girls School, all of which are currently rated as either as Outstanding or Good by Ofsted.





Total area: approx. 61.3 sq. metres (660.1 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		71	77
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Lease: Approximately 108 years remaining

Current Ground Rent: £62.50 Half Yearly

Current Service Charge: £120 Yearly

Council Tax: Adur & Worthing Band B

Disclaimer

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own Investigations into the working order of these items. All measurements are approximate and photographs provided for guidance only. The mention of any appliances, apparatus, fixtures, fittings, or services within these particulars does not necessarily mean they are included within the sale.