



Matthew
Anthony
ESTATE AGENCY

It's all in the details...



40a South Farm Road

Worthing, West Sussex, BN14 7AE

£199,950

- Superb first floor flat
- Impeccably styled and presented
- High ceilings, picture rails and heritage colours
- Private street level entrance
- Walled courtyard garden
- Excellent lounge/dining room with bay windows
- Open plan contemporary kitchen with integrated appliances
- Brilliantly large double bedroom
- Modern bathroom
- Easy access to Worthing mainline station and town centre

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Step Inside

Perfectly placed for fresh coffee, pastries and artisanal breads, this impeccable first floor home has the privacy of its own street level entrance and the outdoor space of a large courtyard garden. Beautifully styled with a changing palette of heritage colours that give each room its own character, an impressively generous layout unfolds from a landing that has ample space for cabinets and storage.

Filled with light from wide west facing bay windows the open plan design of the lounge/dining room and kitchen generates a great sense of space. Floating shelves nestle in the chimney breast alcoves of the lounge and whilst picture rails wrap-around above you enhancing the height of the ceilings, the bay windows supply the perfect spot for a dining table. The adjoining kitchen has sleek contemporary cashmere cabinets and countertops which are paired with matte black t-bar handles. Fully fitted with an integrated oven and gas hob, the u-shaped layout provides plenty of workspace and room for a freestanding fridge freezer while an oriel window lends extra charm to this period home.

The excellent proportions and exemplary presentation is matched in a brilliantly large double bedroom where further chimney breast alcoves easily accommodate a wealth of freestanding wardrobes. Superbly light and airy with picture rails of its own, this inviting room comes complete with a secure demi-glazed door that makes it easy to step down into the courtyard garden and relax in the sunshine.

Arranged in a smart white tile setting that reflects a lovely amount of natural light from opaque windows, the contemporary suite of the stylish bathroom includes a full size bath with an overhead shower and glass screen.

Outside

Sitting above Worthing's first artisanal bakery at the end of a small row of local independent shops, this first floor flat has the added benefit of a notably large walled courtyard garden that provides a great place to enjoy al fresco drinks with friends or to simply sit back, relax and unwind in the fresh air.

In Your Local Area

Within a short stroll from Worthing mainline train station, the location is equally ideal for anyone commuting to work or wanting to be within easy reach of the town centre. The green open spaces of Victoria Park are nearby and the pier and seafront is approximately only a mile from your door.

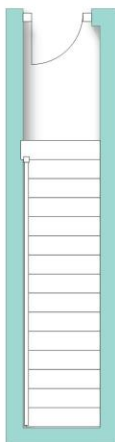
The centre of Worthing has a great range of both high street and independent amenities, as well as supermarkets such as Waitrose, Marks & Spencer and Morrisons, while the shops below you on South Farm Road include The Pantry, The Booksteed (a national award winning community pub) and a Thai restaurant. .

The coast road takes you directly to Portslade, Hove and Brighton while the A24 leads both down to the seafront and up to the A27.



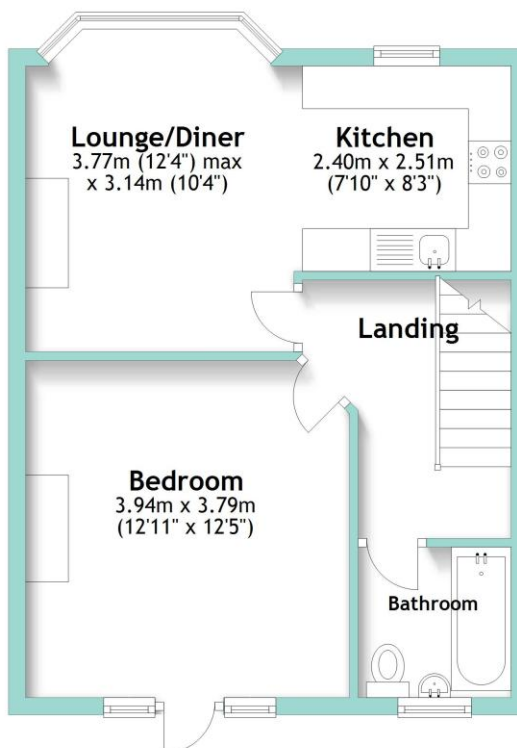
Ground Floor

Approx. 4.2 sq. metres (45.5 sq. feet)



First Floor

Approx. 42.5 sq. metres (457.2 sq. feet)



Total area: approx. 46.7 sq. metres (502.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax: Adur & Worthing Band A

Tenure: Leasehold

Lease: 125 years remaining

Current Ground Rent: Peppercorn

Current Service Charge: £1,000 Yearly

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.

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