

Queens Road, Worthing

ASKING PRICE OF £260,000



- **Ground & First Floor Period Two Bedroom Garden Flat**
- **No Ongoing Chain**
- **Highly Sought After Position In Central Worthing**
- **Allocated Parking**
- **Leasehold**

8 Queens Road, Worthing, West Sussex, BN11 3LX



Nestled in the heart of Worthing on Queens Road, this spacious period ground and first-floor maisonette garden flat offers a blend of classic charm and modern convenience. Centrally located, the property is just a short stroll from the bustling town centre and a mere two minutes from the seafront, making it an ideal home for those seeking both tranquillity and accessibility. As you step into the property, you are welcomed by a cosy hallway, perfect for storing coats and shoes. The journey continues through a door into the expansive 21ft living room, where there is ample space to accommodate all your living and dining furniture. The room exudes comfort and space, making it an ideal setting for both relaxation and entertaining.

At the far end of the living room, you will find the modern, well-fitted kitchen. Equipped with an array of base units, generous work surfaces, a gas hob, and an electric oven, this kitchen caters to all your culinary needs. There is also space available for a freestanding fridge freezer, ensuring you have everything at your fingertips. Adjacent to the kitchen is a handy utility room, designed to house a freezer, washing machine, tumble dryer, or both. The utility room also provides convenient access to the impressive garden, a true haven for gardening enthusiasts. The garden boasts a small patio area, a large lawn, and a raised section at the rear, complete with a garden shed.

Back inside, a staircase off the living room leads you to the first floor, where a landing connects to two generously sized double bedrooms. Both bedrooms offer a peaceful retreat, with the central bathroom conveniently servicing them.

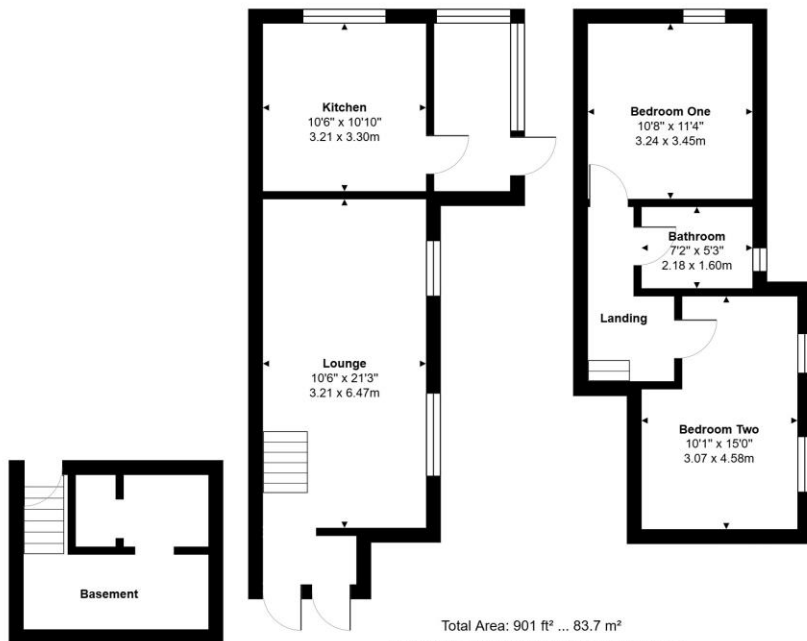
Additional features of this charming flat include private basement storage and an allocated parking space, adding to the convenience of this delightful property. The flat's prime location means you are within walking distance of the beach and the vibrant Worthing town centre, known for its excellent shops and eateries. For commuters, Worthing station is a short walk away, offering regular trains to London and Gatwick. This period maisonette truly offers the best of both worlds—charterful living in a prime location with all the modern amenities one could need.



Picture this...

Why not take a short walk into town and really soak up Worthing's cosmopolitan atmosphere by exploring around the wide range of bars, restaurants and shops on offer.

This town really is known for its entertainment and lifestyle. Alternatively, just imagine taking a short stroll round the corner to the ever so popular array of gastro pubs and treat yourself to a couple of drinks and a lovely cooked meal by the beach.



Accommodation

GROUND FLOOR FLAT

ENTRANCE HALLWAY

LOUNGE

10' 6" x 21' 3" (3.21m x 6.47m)

KITCHEN

10' 6" x 10' 10" (3.21m x 3.30m)

UTILITY ROOM

UPSTAIRS

BEDROOM ONE

10' 8" x 11' 4" (3.24m x 3.45m)

BEDROOM TWO

10' 1" x 15' 0" (3.07m x 4.58m)

BATHROOM

7' 2" x 5' 3" (2.18m x 1.60m)

OUTSIDE

REAR GARDEN

DRIVEWAY

BASEMENT





What to do next

If you would like to see this property internally, then please call Tel 01243 624637 or email us on info@soloestates.co.uk and we can arrange an appointment for you to view.

After you have viewed this property, feel free to contact us regarding any questions you have or if you would like to place an offer on the property.

EPC TBC

Agents Note:

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Helpful Buying Information

We recognise that buying a property is a big commitment and therefore recommend that you visit the local authority website (contact the branch for details) and the following websites for more helpful information about the property and local area before proceeding:

www.environment-agency.gov.uk
www.landregistry.gov.uk
www.gov.uk/green-deal-energy-saving-measures
www.homeoffice.gov.uk
www.helptobuy.org.uk
www.fensa.org.uk
<http://list.english-heritage.org.uk>

Directions

For directions to this property please contact us.

Solomons Estate Agents

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www.soloestates.co.uk