

Ground Floor Flat 137 Brighton Road, Worthing, BN11 2EU Guide Price £300,000









Ground floor two bedroom garden apartment with sea views being adjacent to Worthing seafront and promenade. The apartment is one of only two flats which form part of this large period property and the accommodation briefly comprises: communal entrance with private front door, South facing lounge with sea views, two double bedrooms, kitchen and bathroom/wc. The property benefits from part double glazing, gas fired central heating and retains some original features. Externally there is a walled front garden and a delightful walled rear garden.



- CHAIN FREE
- Worthing Seafront
- Close to Town Centre
- Private Rear Garden
- Lounge with Sea Views
- Two Bedrooms
- Kitchen
- Bathroom/wc







Front door to communal entrance hall. Private front door leading to:

# **ENTRANCE LOBBY**

Glazed door to:

## LOUNGE

5.13m x 4.09m (16'10 x 13'5)

Open tiled fire place. Double glazed window with sea view. Radiator. Cornice ceiling. Picture rail. Door to:

## **INNER HALL**

## **BEDROOM ONE**

4.27m x 3.81m (14' x 12'6)

Sash window. Radiator. Cornice ceiling. Picture rail.

#### **KITCHEN**

3.66m x 2.69m (12 x 8'10)

Comprising of roll top work surfaces with single drainer stainless steel sink unit. Base units comprising cupboards and drawers. Matching eye level wall units. Space and plumbing for washing machine. Space for slot in cooker. Space for tall fridge/freezer. Wall mounted 'Ideal' combination boiler supplying gas

central heating and hot water. Double glazed window. Double glazed door to garden.

## **BEDROOM TWO**

2.72m x 2.39m (8'11 x 7'10) Radiator. Double glazed window.

# **BATHROOM**

3.66m x 1.78m (12' x 5'10)

White suite comprising of panelled bath with mixer taps/shower attachment. Pedestal wash hand basin. Low level wc. Vertical heated towel rail. Radiator. Extractor fan. Sash window. Shelved storage cupboard.

## **OUTSIDE**

## **FRONT GARDEN**

Walled front garden. Paved for ease and maintenance with flower borders.

### PRIVATE REAR GARDEN

Delightful walled rear garden. Laid to lawn with flower borders. Gravelled patio. Brick built tall/storage shed. Outside water tap. Gate giving pedestrian rear access.

**TENURE & COUNCIL TAX** 

Tenure: Freehold
Council tax band: Band B

Version: 1

Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.

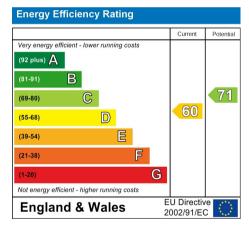


#### GROUND FLOOR



TOTAL FLOOR AREA: 710sq.ft. (66.0 sq.m.) approx.
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These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.





