

It's all in the details...



66 College Gardens

Worthing, West Sussex, BN11 4QG

Price £225,000

- Superbly presented first floor apartment
- Westerly lounge/dining room overlooking Grand Avenue
- Refitted kitchen with integrated Neff appliances
- Westerly facing balcony
- Refitted modern shower room/WC
- Electric heating
- Allocated off road parking space
- Double glazing
- Communal gardens
- 941 year lease

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Step Inside

With its own private entrance on the ground floor, there is a ground floor lobby with 2 storage cupboards and then a staircase leading to the bright and airy first floor landing with spotlighting and ceramic tiled floor. The westerly facing lounge/dining room has an impressive outlook over Grand Avenue and has a door leading out onto a balcony with ample space for table and chairs. The kitchen was refitted in 2022 and has modern white gloss units with complementing stone worktops and integrated stainless steel sink and grooved drainer. Fully fitted with appliances that include a Neff hide and slide electric oven with Neff induction hob above and concealed extractor hood over. There is an integrated washer/dryer and fridge/freezer. Cupboards and deep pan drawers with concealed secondary internal drawers provide a wealth of storage. There is under unit lighting, ceiling spotlighting and colour changing led under worktop mood lights.

The bedroom has an easterly aspect overlooking attractive communal grounds and has a built in double wardrobe. The shower room/wc has a white suite and complementing bathroom furniture and a large walk in shower cubicle with Mira wireless shower with large rainfall and hand shower attachment. An airing cupboard houses a pressurised hot water tank and there is an electric ladder style towel rail.

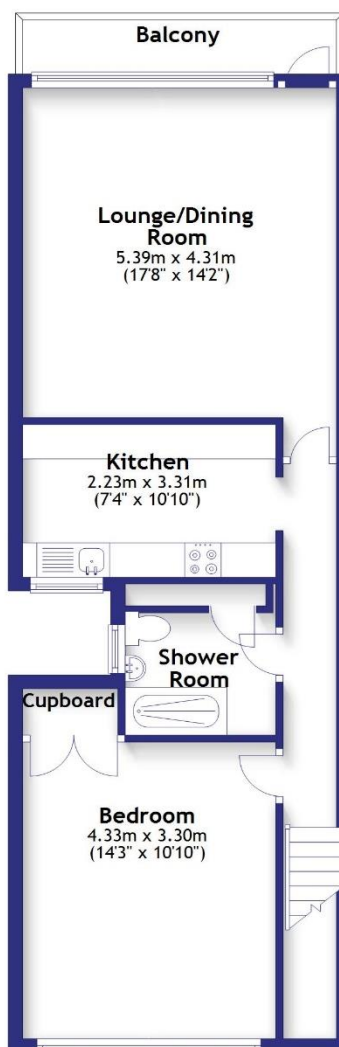
Step outside

The westerly facing balcony provides space for table and chairs to enjoy sundowners whilst overlooking Worthing's widest avenue and communal grounds. The development of college gardens has well maintained communal gardens. There is an allocated parking space in the off road car park.



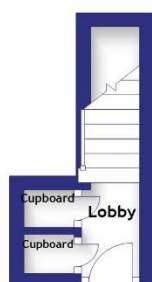
First Floor

Approx. 54.4 sq. metres (585.7 sq. feet)



Ground Floor

Approx. 3.5 sq. metres (38.2 sq. feet)



Total area: approx. 58.0 sq. metres (623.9 sq. feet)

Additional Information

Tenure: Leasehold

Council Tax: Adur & Worthing Band B

Lease: Approximately 941 years remaining

Current Ground Rent: £6.30 Half Yearly

Current Service Charge: £687.50 Half Yearly

Under Section 21 of the Estate Agents Act we are required to declare that a connected person to Stafford Johnson has a personal interest in the sale of this property.

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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