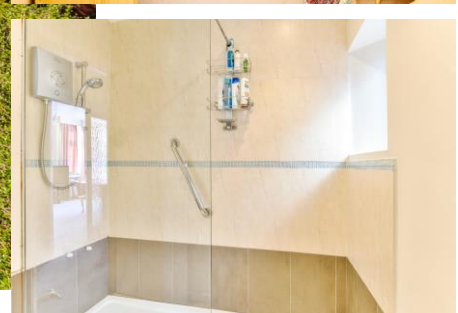


It's all in the details...



Flat 1, 54 Mill Road,

Worthing, West Sussex, BN11 5DT

£350,000

- Spacious ground floor flat with private street level entrance
- Private pretty south facing garden
- Driveway parking and garage
- Superbly sized lounge with fireplace and bow window seats
- Additional dining room and fully fitted large Shaker kitchen
- Sunroom
- Large double aspect main bedroom with bay windows and fitted wardrooms
- Second Bedroom
- Contemporary shower room and separate WC
- Tastefully presented throughout

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325 Goring Rd, Goring-by-Sea, Worthing BN12 4NX
01903 501105 | goring@staffordjohnson.co.uk

Spacious and elegantly presented ground floor flat with a private street entrance, south facing garden, driveway and garage. Superbly sized layout includes a large lounge, sun room, dining room and fully fitted Shaker kitchen.

Step Inside

Sitting back from Mill Road behind the privacy of impeccably clipped high hedgerows and the convenience of an in/out driveway, this exceptionally spacious property stretches out over the ground floor of a picture perfect detached period property. Behind the privacy of its own private entrance porch an enviably proportioned layout unfolds from a large central hall.

Filled with natural light from superbly wide south facing bow windows a considerably large lounge proffers a wealth of space in which to relax and entertain. The curve of fitted window seats provides the perfect place to sit and look out onto the colour and greenery of your own private garden and a refined fireplace adds a quintessential focal point.

Along the hall further double doors take you into a separate dining room that combines with the adjoining kitchen to give a hugely sociable design for both everyday meals and evenings with friends. Impressively appointed with stylish Shaker cabinetry and an excellent array of integrated appliances, the wrap-around layout of the kitchen provides a notable measure of storage and workspace. Easily accommodating the addition of a central island if needed, this more than generous space connects with a modern sunroom with feature leaded windows and power and plumbing for a washing machine.

The sense of space continues in a double aspect main bedroom with brilliantly broad bay windows and fitted wardrobes, while a considerable single bedroom has the versatility to become a home office/study if preferred. Together these two pristinely presented rooms share a contemporary shower room that adds a deluxe finishing touch and benefits from having a separate WC.

Accessed from the hall, a deep cupboard has handy extra storage and completes the layout.

Step Outside

Bordered by the evergreen foliage of high hedging and an established Camellia, the private south facing front garden of this ground floor flat is hidden from passers-by and lends a lovely backdrop to the lounge. Framed by low level conifers and flowering shrubs, an easy to maintain small lawn has space to sit and unwind in the sun, while a driveway and garage provide private off-road parking.

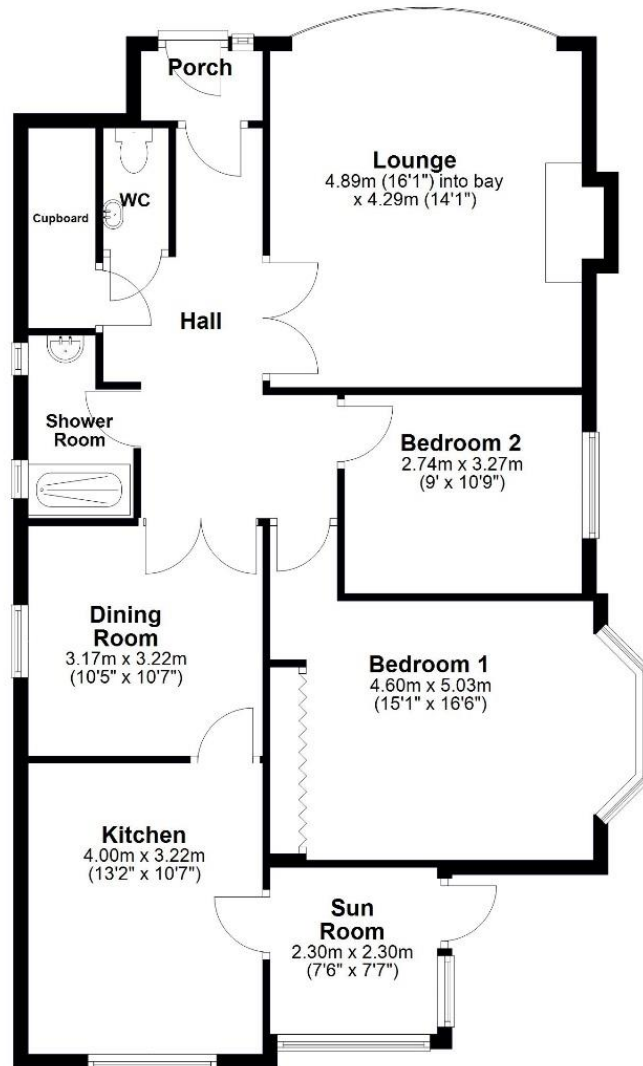
In your local area

Conveniently situated near to popular local shops and amenities of Goring Road, this ground floor property offers easy access to the centre of Goring, Worthing and the A259. Just around the corner Wallace Avenue takes you directly down to the beach and Marine Gardens. West Worthing mainline station is approximately only half a mile from your door and local schools include St John's Preschool, Elm Grove Primary, West Park Primary and West Park after School Club. Easily accessed via the A259 or coast road, Worthing town centre has a mix of high street and independent shops, and supermarkets such as Waitrose. Morrisons and Marks & Spencer.



Ground Floor

Approx. 100.3 sq. metres (1079.4 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	65	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Additional Information

Tenure: Leasehold

Council Tax: Adur & Worthing Band C

Lease: Approximately 938 years remaining

Current Ground Rent: £0

Current Service Charge: Split with 1st floor flat when required.

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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