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Description

We are delighted to offer to the market this well-presented ground floor flat, ideally situated in the heart of Worthing town centre, just yards from the beach, with town centre shops, restaurants, bus routes, and the mainline station all nearby.

Accommodation includes a kitchen, lounge, two bedrooms, and a shower room. The property also benefits from a private, south-facing rear garden.

Key Features

- Ground Floor Flat
- Town Centre Location
- South Facing Rear Garden
- Two Bedrooms
- Gas Fired Central Heating
- Council Tax Band B





Communal Entrance

Door to front.

Entrance Hall

Door to communal entrance, exposed wood floor, radiator, phone point, radiator and understairs cupboard.

Kitchen

3.21 x 1.98 (10'6" x 6'5")

Double glazed window to rear, fitted kitchen with range of wall and base units, integrated electric oven and hob, sink with drainer, radiator, tiled flooring, feature stable door to rear garden, and space and plumbing for washing machine.

Lounge

4.54 (into bay) x 3.40 (14'10" (into bay) x 11'1")

Bay window to front, sash windows and fitted shutters, radiator, feature fireplace, exposed wood floor, picture rail, tv point and telephone point.

Bedroom One

3.74 x 2.72 (12'3" x 8'11")

Double glazed window to rear with fitted shutter, radiator and picture rail.

Bedroom Two

2.15 x 1.95 (7'0" x 6'4")

Double glazed window to side, radiator and exposed wood flooring.

Shower Room

Double glazed frosted window to side, walk in shower cubicle, dual button WC, tiled walls, wall mounted wash hand basin with vanity unit below, towel rail, and airing cupboard housing combi boiler.

South Facing Rear Garden

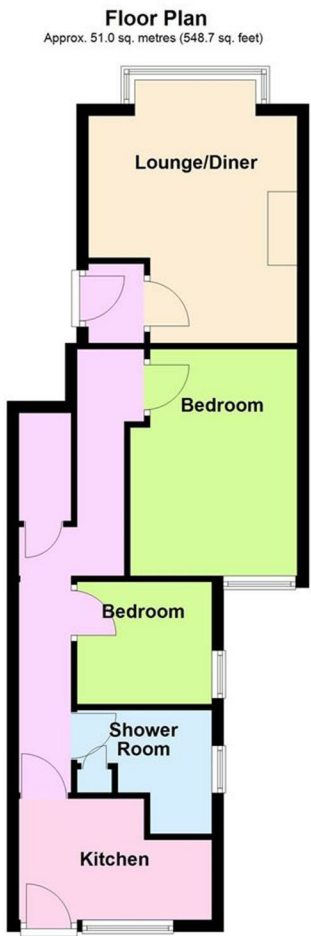
Low maintenance private south facing garden, wall and fence enclosed, gated rear access.

Tenure

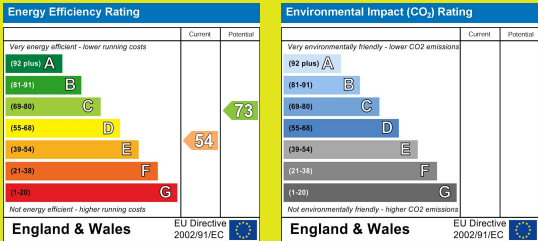
Leasehold - Share of Freehold.
Remainder of 999 year lease.



Floor Plan Elm Road



Total area: approx. 51.0 sq. metres (548.7 sq. feet)



The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.