

# Lichfield Court Pevensey Garden, Worthing, BN11

Offers Over **£250,000**

Jacobs | Steel









**Property Type:** Flat

**Bedrooms:** 2

**Bathrooms:** 1

**Receptions:** 1

**Tenure:** Leasehold

**Council Tax Band:** C

- Ground Floor Flat
- Two Bedrooms
- South Facing Lounge/ Dining Room
- Sun Room
- Fitted Kitchen
- Shower Room
- Communal Gardens
- Long Lease
- Close To Worthing Seafront
- Bus Stops Nearby

We are delighted to offer to the market this spacious ground floor purpose-built apartment, featuring two double bedrooms, a bright south-facing lounge/dining room and a south-facing sun room overlooking the communal gardens. Offered for sale with no onward chain, the property is ideally situated just a short walk from Worthing Seafront, Marine Gardens and convenient local bus routes, making it an excellent choice for those seeking coastal living in a well-connected location.





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**INTERNAL**

The entrance hall provides a welcoming introduction to the property and benefits from useful built-in storage cupboards, with doors leading to all principal rooms. The impressive 20ft south-facing lounge/dining room offers a bright and spacious living and entertaining area, featuring sliding patio doors opening into the sun room. From here, French doors provide direct access to the well-maintained communal gardens. The fitted kitchen is equipped with a range of wall and base units, complementary work surfaces, an inset sink and drainer, a newly fitted built-in oven with electric hob, integrated dishwasher, freestanding fridge/freezer and washing machine which will be included with the sale. The property offers two generously sized double bedrooms, both benefiting from built-in wardrobes, providing excellent storage. The shower room is fitted with a corner shower cubicle, wash hand basin and W.C. The property benefits from recently installed gas fired central heating.

**EXTERNAL**

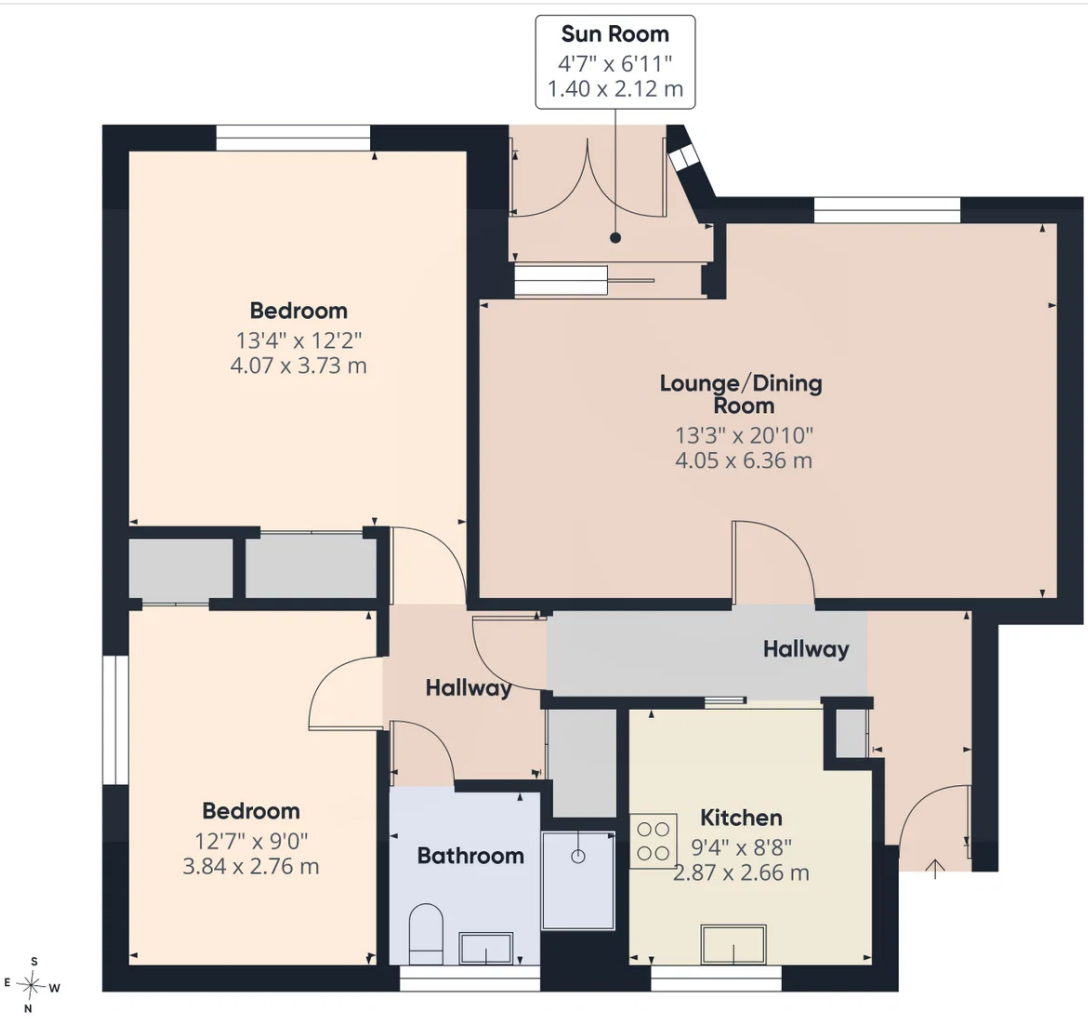
The property enjoys access to beautifully maintained communal gardens, providing an attractive and peaceful outdoor space for residents to relax and enjoy.

**SITUATED**

Situated within the popular Pevensey Garden development, the property enjoys a highly convenient location just 0.3 miles from Worthing Seafront and the picturesque Marine Gardens. West Worthing railway station is approximately 0.7 miles away, providing direct services to Brighton and London Victoria. Regular bus services operate nearby along Grand Avenue and Mill Road, while the shops, cafés, restaurants, pharmacy, banks and other everyday amenities of West Worthing's local high street are all within easy reach. Worthing town centre, with its extensive range of shopping facilities, restaurants, theatres and leisure amenities, is approximately one mile from the property.

**TENURE**

Leasehold
Lease: 932 years remaining
Service Charge:
Ground Rent:




Approximate total area(1)

827 ft²

76.9 m²

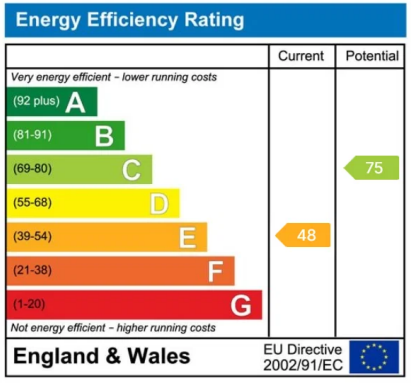
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360








Whilst we endeavour to make out properties particulars accurate and reliable, we have not carried out a detailed survey. if there is any point which is of particular importance to your, please contact the office and we will be please to check the informaiton for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purpose only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.

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