



Brighton Road, Worthing, BN11 2EY
£280,000



Property Type: Ground Floor Flat

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Council Tax Band: B

- Converted Ground Floor Garden Apartment
- Two Generous Double Bedrooms
- Spacious South Facing Bay Front Lounge With Sea Views
- Large Fitted Kitchen & Separate Large Utility Room
- Large Private Rear Garden
- Character Features & Huge Scope For Modernisation
- Share Of Freehold - 999 Year Lease Remaining
- Off-Road Parking For Two Vehicles
- Prestigious East Worthing Seafront Location
- Offered For Sale With No Ongoing Chain

Jacobs Steel are delighted to present this rarely available and generously proportioned ground floor apartment, forming the entire ground floor of an attractive period semi-detached residence. Occupying a highly desirable coastal position, the property enjoys stunning south-facing views across the English Channel while offering an exciting opportunity for modernisation and personalisation throughout. Rich in character and period charm, this impressive home combines spacious accommodation with excellent potential, alongside the significant benefit of a substantial private rear garden and off-road parking for two vehicles. The





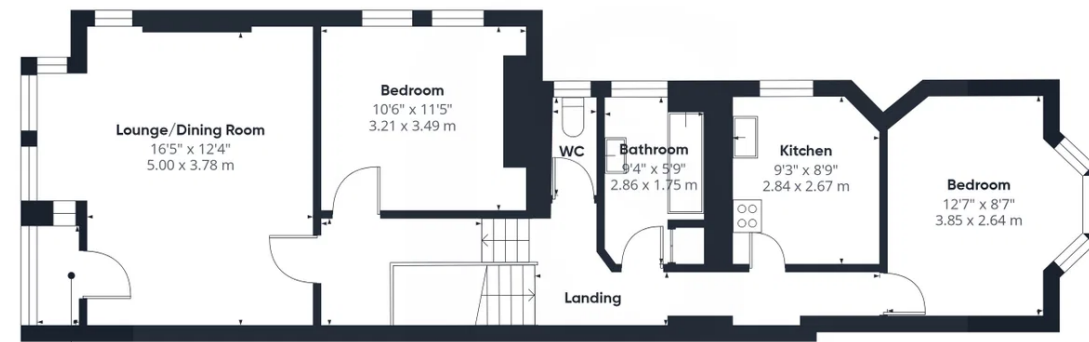
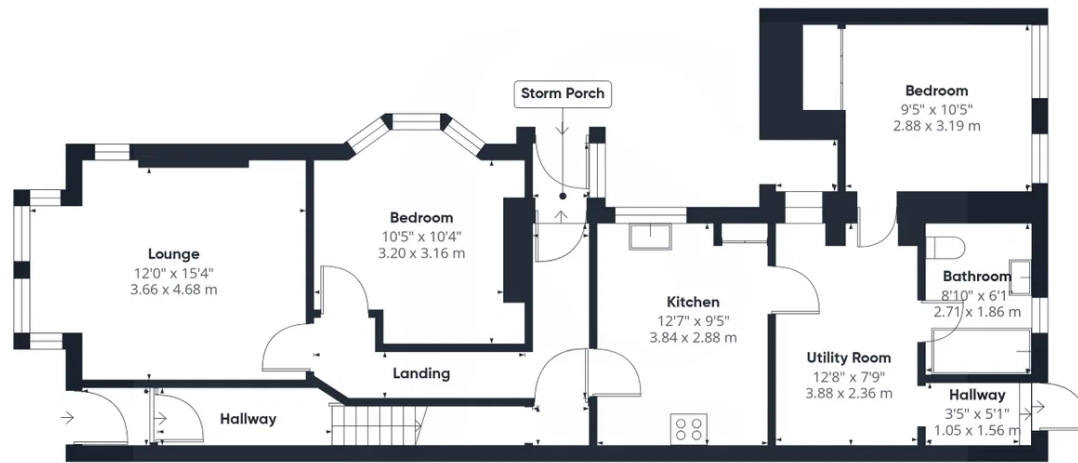
Internal A private front door opens into a useful storm porch, which in turn leads into a spacious and welcoming 'L'-shaped entrance hallway, immediately highlighting the generous proportions found throughout the home. Character features remain evident across the property, providing an excellent foundation for sympathetic updating and enhancement. Positioned to the front of the property, the impressive bay-fronted lounge enjoys a bright south-facing aspect with far-reaching views across the English Channel. Generous in size and flooded with natural light, this elegant reception room offers an ideal setting for both relaxing and entertaining. Located towards the rear of the property, the kitchen has been fitted with a range of floor and wall-mounted units with space and provisions for white goods. Adjacent is a particularly spacious utility room, providing excellent additional storage and practicality, with further access to a useful pantry and the large bathroom. The bathroom is fully tiled and fitted with a bath with shower over, WC, and hand wash basin. Completing the accommodation are two well-proportioned double bedrooms, including an impressive principal bedroom benefiting from fitted wardrobes and delightful views overlooking the private rear garden. The overall layout offers fantastic scope for improvement and reconfiguration, subject to any necessary consents, creating an exciting opportunity to create a truly exceptional coastal home.



External Externally, the property benefits from a generous and secluded private rear garden, exclusively belonging to the apartment and forming a true highlight of the home. Beautifully enclosed by mature walls and established planting, the garden features an abundance of mature borders and greenery, creating a peaceful and highly private outdoor retreat that naturally extends the living accommodation during the warmer months. To the front of the property, a private driveway provides off-road parking for two vehicles parked in tandem, a rare and highly valuable feature within this sought-after coastal location. The attractive period façade further enhances the home's kerb appeal and perfectly complements its characterful interior.

Location Situated in one of East Worthing's most prestigious central postcodes, this exceptional location offers the very best of coastal living. Opposite Worthing Seafront, and under a mile from the vibrant town centre, you'll be perfectly placed to enjoy an outstanding selection of highly regarded restaurants, independent cafés, and local amenities. Nearby, the award-winning Splashpoint Leisure Centre provides superb leisure facilities, including two swimming pools, a fully equipped gym, and relaxing spa amenities. Families and outdoor enthusiasts will also appreciate the three surrounding parks and the popular sea-themed children's playground located alongside the leisure complex. For commuters, connectivity is excellent, with Worthing Railway Station offering regular rail services across the South Coast and direct links to London, making this an ideal setting for both lifestyle and convenience.

Council Tax Band B



Enclosed Balcony
6'2" x 2'6"
1.89 x 0.78 m



Whilst we endeavour to make our properties particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes 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.