



**JAMES&JAMES**  
ESTATE AND LETTING AGENTS

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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



89 Ophir Road

, Worthing, BN11 2SS

Guide price £230,000

Leasehold Council Tax Band B



Situated in the ever-popular East Worthing area, just a few hundred yards from the seafront and promenade, this well-presented first floor purpose-built flat offers bright and spacious accommodation throughout and is available chain free.

Accessed via a private entrance with stairs rising to the first floor, the property opens onto a central landing with useful storage and loft access. The South-facing lounge/diner enjoys plenty of natural light and provides an ideal space for both relaxing and entertaining, while the modern fitted kitchen is well-equipped with integrated appliances, ample worktop space and dual aspect windows.

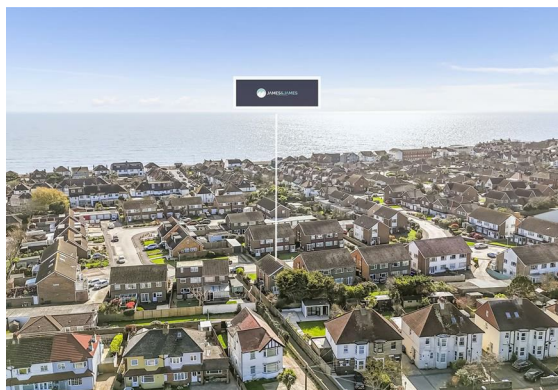
The flat features two generously sized double bedrooms, both positioned to the rear and overlooking the well-maintained communal gardens, with the principal bedroom benefiting from a recessed wardrobe. The contemporary bathroom is finished with fully tiled walls and includes a bath with rainfall shower, vanity unit and concealed cistern WC.

Externally, residents can enjoy attractive communal gardens, mainly laid to lawn with mature borders. The property is conveniently located close to local shops, schools, transport links and provides easy access to the A259, making it an excellent choice for first-time buyers, downsizers or investors alike.

Buildings insurance £350 pa  
Lease years remaining - 130 years  
£10 a month for gardener  
Maintenance split with downstairs, from floor upwards (roof etc)

Private entrance

Stairs to first floor





Door to central landing with storage space

Kitchen  
12'8 x 7'2 (3.86m x 2.18m)

Lounge/diner  
12'8 x 12'3 (3.86m x 3.73m)

Bedroom one  
11'2 x 10'8 (3.40m x 3.25m)

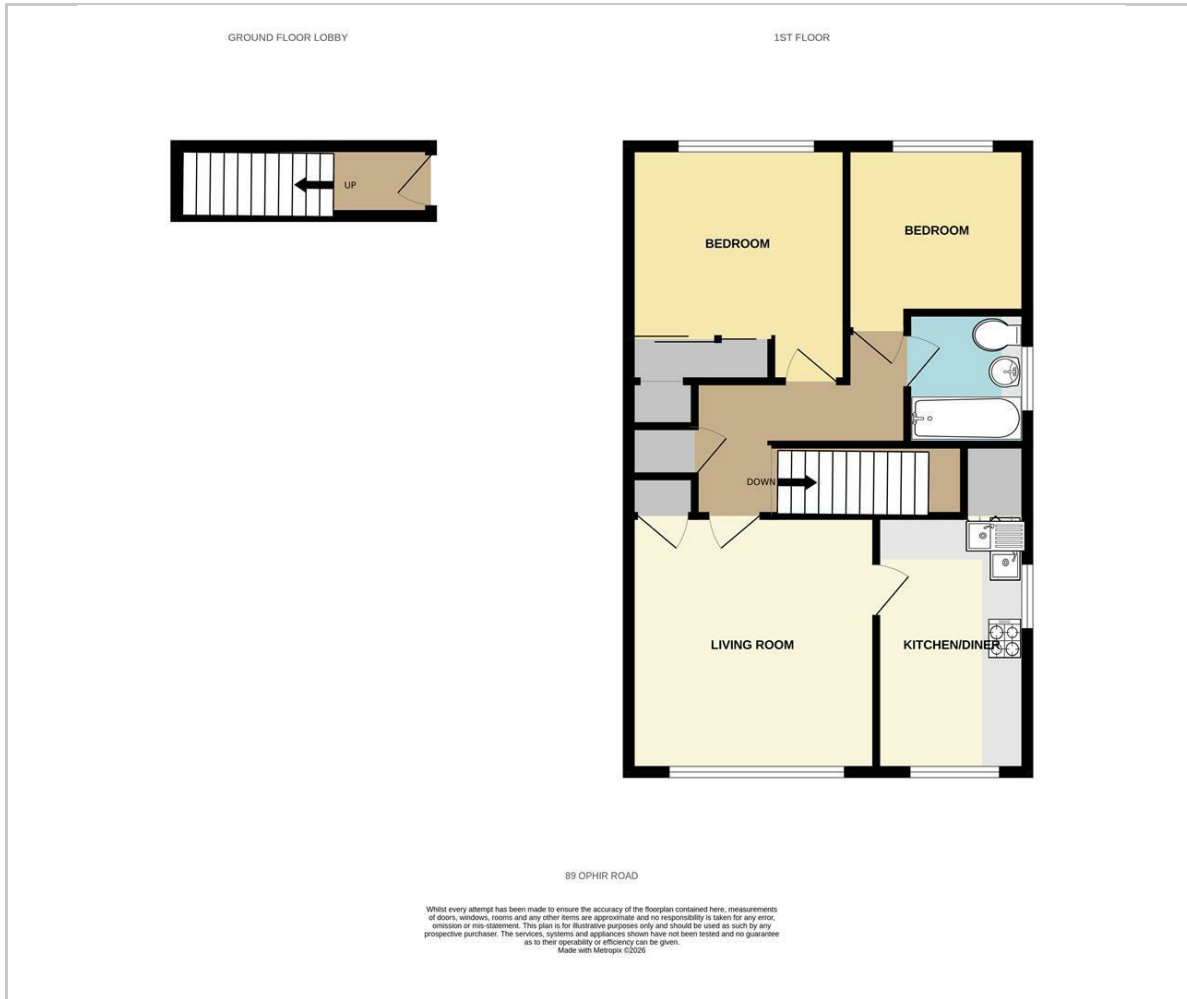
Bedroom two  
8'9 x 8'1 (2.67m x 2.46m)

Bathroom

Communal gardens



## Floor Plan



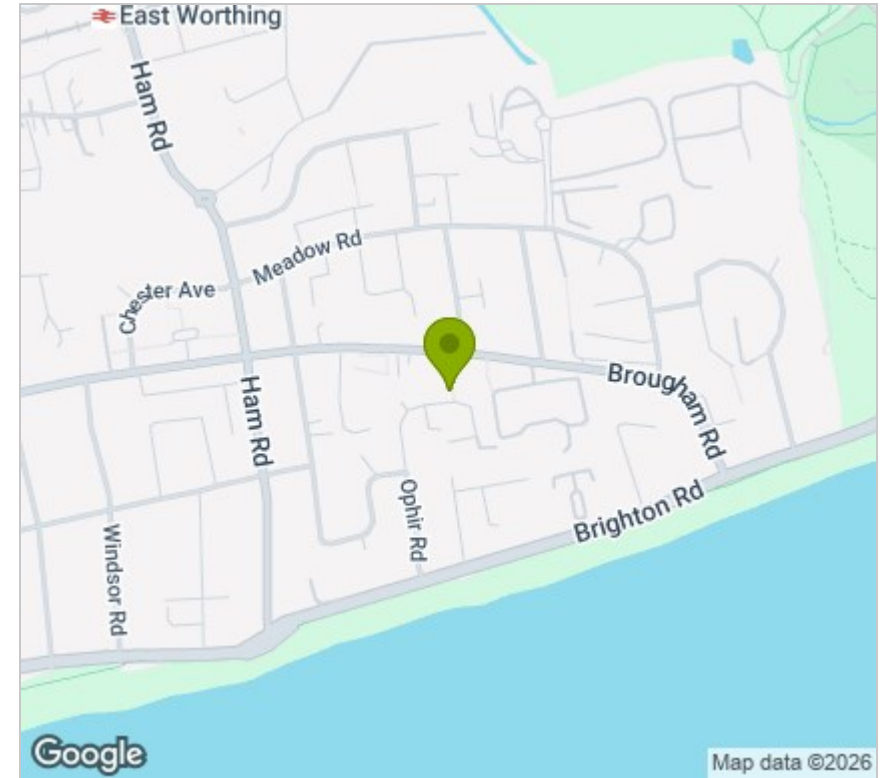
## Viewing

Please contact our Broadwater Office on 01903 958282 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.

## Area Map



## Energy Efficiency Graph

