



High Street, Worthing, West Sussex, BN11 1AQ  
£190,000



**Property Type:** Flat

**Bedrooms:** 2

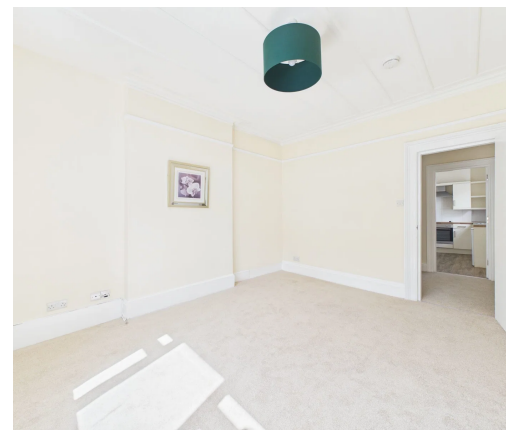
**Bathrooms:** 1

**Receptions:** 1

**Council Tax Band:** A

- Well-Presented Two Double Bedroom Split-Level Apartment
- Recently Redecorated Throughout with Newly Fitted Carpets
- Bright and Spacious West-Facing Lounge/Dining Room
- South-Facing Kitchen with Excellent Storage
- Brand New Fridge and Freezer Included in the Sale
- Fitted Bathroom and Well-Balanced Accommodation
- Long Lease & Low Outgoings
- Prime Worthing Town Centre Location
- Moments from the Seafront, Parks and Mainline Station
- Offered for Sale with No Ongoing Chain

Jacobs Steel are delighted to present this well-maintained and newly redecorated two double bedroom split-level apartment, ideally situated in the heart of Worthing Town Centre. Occupying the first and second floors of this attractive building, the property enjoys a highly convenient position within easy reach of the town's comprehensive shopping facilities, seafront and pier, parks, restaurants, coffee bars and Worthing mainline railway station. Offering spacious and well-balanced accommodation arranged over two floors, this attractive home comprises two double bedrooms, a generous west-facing lounge/dining room, south-facing fitted kitchen, and a contemporary bathroom. Having been newly redecorated throughout and benefitting from newly fitted carpets, the property is offered for sale with no ongoing chain, making it an ideal purchase for owner-occupiers and investors alike.





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**Internally** The property is accessed via a secure wall-mounted entry telephone system and forms part of a well-maintained building serving just two flats. The common parts have also been newly redecorated and newly carpeted, enhancing the overall presentation and sense of quality on arrival. The apartment itself is arranged over two floors, creating a greater sense of space and separation than is typically found in conventional flats. Having been newly redecorated throughout and benefitting from newly fitted carpets across the entire property, it offers a fresh and modern feel from the moment you enter. Upon entering, you are welcomed by a bright and spacious entrance hall, providing access to the generous west-facing lounge/dining room. This inviting living space is ideal for both relaxing and entertaining, with large double glazed windows allowing an abundance of natural light to pour in throughout the afternoon and evening. The circulation between the hall, lounge and kitchen also creates an excellent sense of flow and openness, which is further emphasised in the photography. The fitted kitchen enjoys a desirable south-facing aspect and has been thoughtfully designed to maximise both storage and workspace. A comprehensive range of fitted units provides ample cupboard and preparation space, along with a ceramic hob with extractor hood over. A brand new fridge and brand new freezer are included within the sale, offering added convenience for prospective purchasers. To the upper floor, there are two well-proportioned double bedrooms, both presented in excellent decorative order and benefitting from the property's recent improvements. The accommodation is completed by a fitted bathroom, which includes a thermostatic bar shower and a chrome ladder-style Wi-Fi controlled electric radiator, providing a modern and efficient finish to the space. The property will also benefit from the installation of new modern electric heating throughout, further enhancing comfort and energy efficiency. Overall, this is a superbly presented apartment in a highly convenient central location, offering generous accommodation, excellent presentation, and strong appeal to both owner-occupiers and investors.

**Location** Situated within the very centre of Worthing, the property enjoys immediate access to an excellent range of amenities. Comprehensive shopping facilities, supermarkets, cafés, restaurants and leisure facilities can all be found nearby, whilst Beach House Park, Denton Gardens and Worthing's popular seafront are within easy walking distance. Warwick Street, renowned for its independent eateries, coffee shops and vibrant atmosphere, is also close at hand. For commuters, Worthing mainline railway station provides direct links along the south coast and to London, whilst regular bus services operate along Brighton Road, offering convenient transport connections throughout the local area.

**Tenure** Leasehold

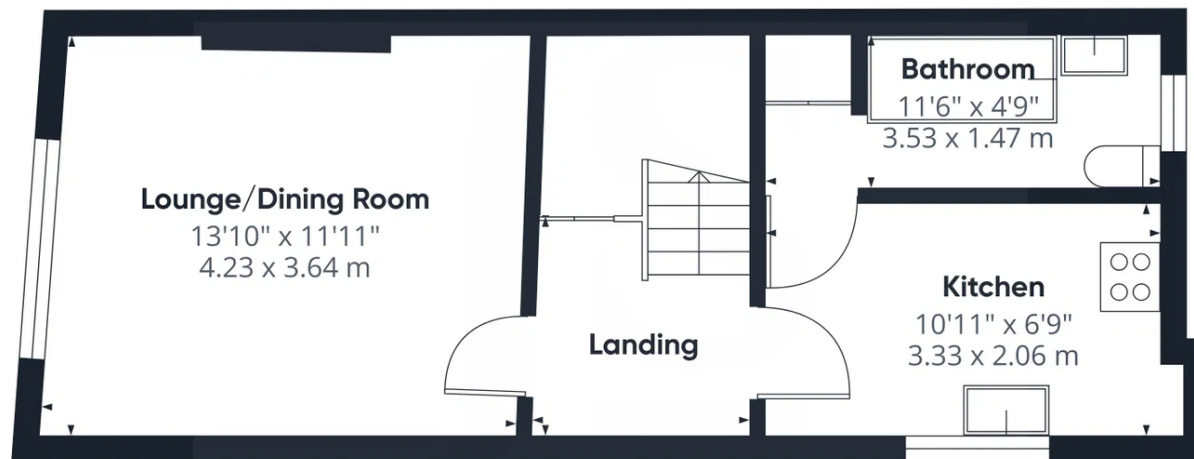
**Lease Length** Approximately 111 Years Remaining

**Maintenance** As & When

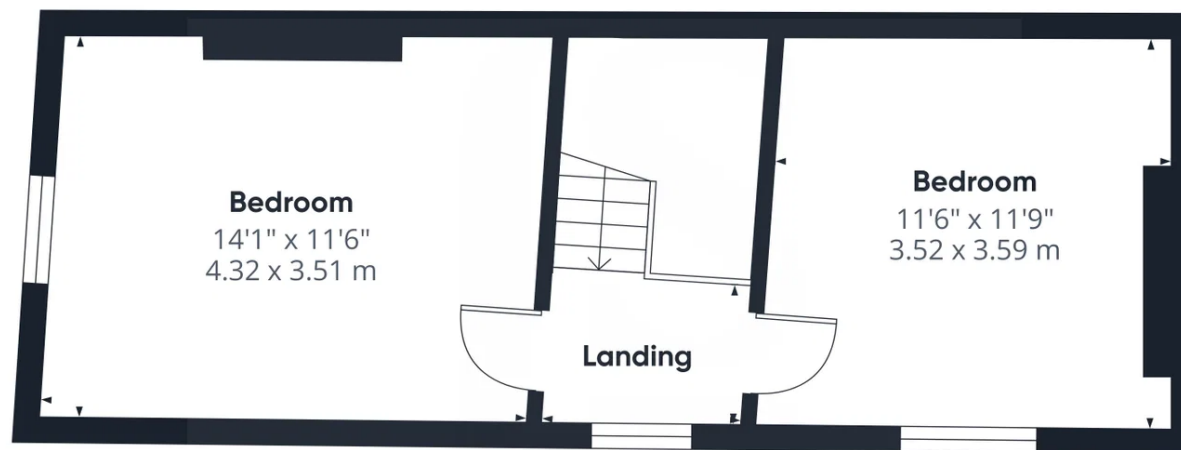
**Ground Rent** £100 Per Annum

**Council Tax** Band A





Ground Floor



Floor 1



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | 73        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            | 49                      |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

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.