



College Gardens, Worthing, BN11

Offers Over **£265,000**



Property Type: Maisonette

Bedrooms: 2

Bathrooms: 2

Receptions: 1

Tenure: Leasehold

Council Tax Band: B

- First Floor Split Level Apartment
- Two Double Bedrooms
- Modern Kitchen
- Modern Bathroom & Additional WC
- South Facing Lounge
- Garage With Power & Parking Infront Garage
- Communal Gardens
- Close To West Worthing Railway Station
- Shopping Facilities Nearby
- Bus Routes Nearby

We are delighted to offer this first-floor, split level apartment to the market. The property comprises two double bedrooms, a modern fitted kitchen, a south facing lounge, and a contemporary bathroom, along with the added benefit of a separate WC. Further features include a garage with allocated parking to the front. Ideally located, the property is situated just 0.3 miles from West Worthing Railway Station.





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INTERNAL

The communal entrance door opens into a well kept communal hallway with stairs leading to the first floor. The property's front door opens into a split-level entrance hall, providing access to all rooms and benefiting from a generous storage cupboard. The south facing lounge/diner enjoys views over the communal gardens and features exposed parquet flooring along with a flame-effect feature fireplace. The modern kitchen is fitted with a range of wall and base units with complementary work surfaces, an integrated gas hob with double oven beneath, and a concealed extractor fan above. There is space for a fridge/freezer, integrated slimline dishwasher, large cupboard houses the boiler and provides space and plumbing for a washing machine. There are two well proportioned double bedrooms, with the main bedroom featuring fitted wardrobes and the second bedroom benefiting from a spacious walk-in cupboard. The refitted bathroom comprises a bath with shower over and glass screen, a button-flush WC, and a wash hand basin with storage beneath. In addition, there is a separate WC with wash hand basin located off the entrance hall.

EXTERNAL

The property also features an integral garage with power and lighting, the convenience of parking two cars in front, and access to well-maintained communal gardens.

SITUATED

The popular College Gardens development is located just off the northern end of Grand Avenue, approximately 0.3 miles from West Worthing train station. Bus stops are conveniently situated along nearby Mill Road, while a range of local shops, banks, and eateries can be found on Goring Road, around 0.5 miles away. Worthing town centre, offering a comprehensive selection of shops, restaurants, and theatres, is approximately 1 mile distant.

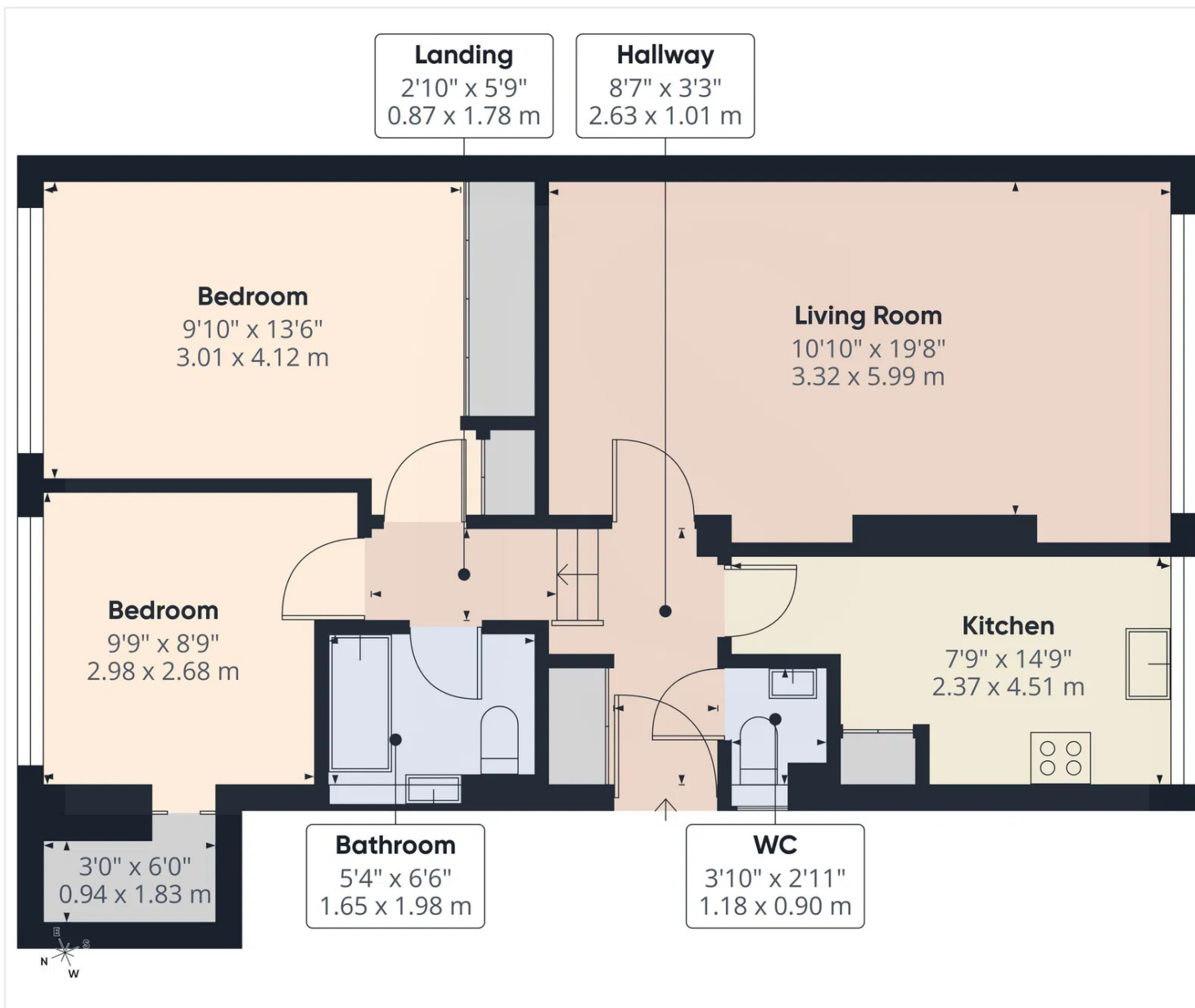
TENURE

Lease: 939 years remaining

Service Charge: £1750 per annum.

Ground Rent: £14 per annum.

COUNCIL TAX Band B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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 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.