

Pembroke Avenue, Worthing, BN11

Guide Price **£325,000**

Jacobs | Steel









Property Type: Flat

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Tenure: Leasehold

Council Tax Band: B

- First Floor Apartment
- Two Double Bedrooms
- Modern Re-Fitted Kitchen
- Modern Bathroom & Seperate WC
- West Facing Lounge
- Off Road Parking
- Garage
- Private Rear Garden
- Private Entrance
- Short Walk From Goring Road Shops

We are delighted to bring to the market this very well-presented first floor apartment, offering a rare combination of space, style, and convenience. The property features two generous double bedrooms, a modern refitted kitchen, a bright west-facing lounge, a contemporary bathroom and a separate WC. Further benefits include a private rear garden, off road parking, garage and a private entrance. Conveniently located just off Goring Road, the apartment is within easy reach of local shopping facilities, bus routes, and other essential amenities, making it an ideal home for a variety of buyers.





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INTERNAL

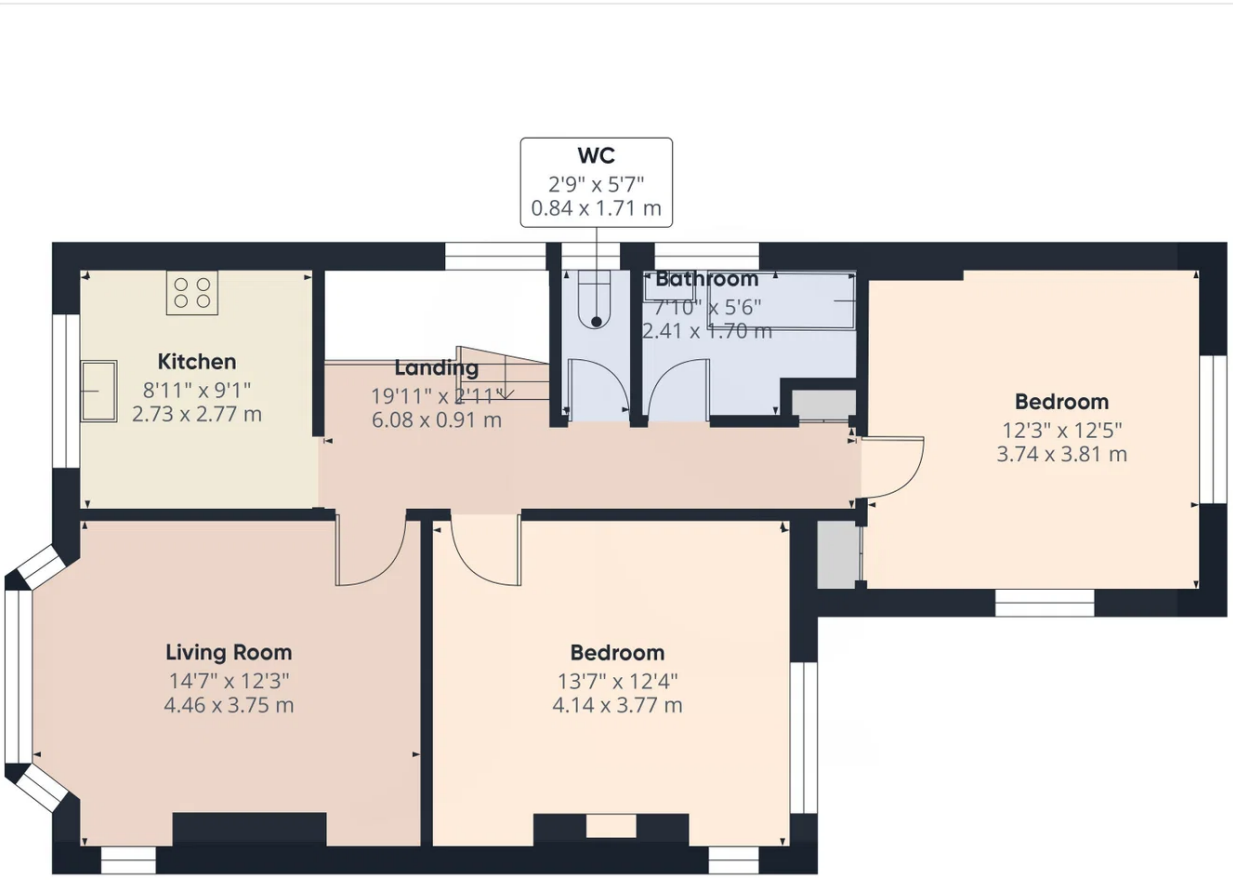
A private front door opens into the entrance hall, with stairs rising to the first-floor landing, which provides access to all rooms, a storage cupboard, and a loft hatch. The apartment is beautifully presented throughout, with a modern refitted kitchen positioned at the front. The kitchen features sleek white matching wall and base units and a range of integrated appliances, including a washing machine, dishwasher, fridge/freezer, oven with electric hob, and a sink with drainer. The west-facing lounge is also located at the front and enjoys a bay-fronted window that fills the space with natural light. Both bedrooms are generous doubles, each benefiting from dual-aspect windows that enhance the bright and airy feel of the home. The bathroom comprises a bathtub with shower over, a glass screen, and a wash hand basin. The separate WC is conveniently located next to the bathroom.

EXTERNAL

To the front, the property benefits from off-road parking and a garage fitted with an electric roller up-and-over door. A pathway leads to the private front entrance, while a separate path provides access to the rear garden. The private rear garden is a generous size and predominantly laid to lawn featuring mature trees for added privacy. A timber shed offers additional storage, making this an ideal outdoor space for relaxing or entertaining. The property benefits from new windows fitted in 2022.

SITUATED

In the very popular residential area of West Worthing, Pembroke Avenue. Goring Road high street which offers a range of coffee shops, eateries, convenience stores and banks is located right on your doorstep. Your local bus stop can be found along the high street and runs to local districts. Your nearest railway station is West Worthing train station and is approximately 0.8 miles away. The seafront is approximately 0.5 miles from the property. Worthing town centre with its comprehensive shops, restaurants and theatres is approximately 1.6 miles away.



Approximate total area(1)

710 ft²

66 m²

(1) Excluding balconies and terraces

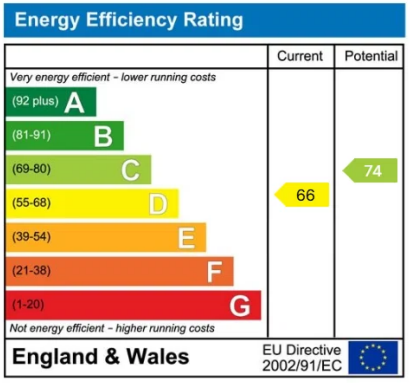
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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