



Boundary Road, Worthing, BN11

Offers Over £200,000



Property Type: Ground Floor Flat

Bedrooms: 1

Bathrooms: 1

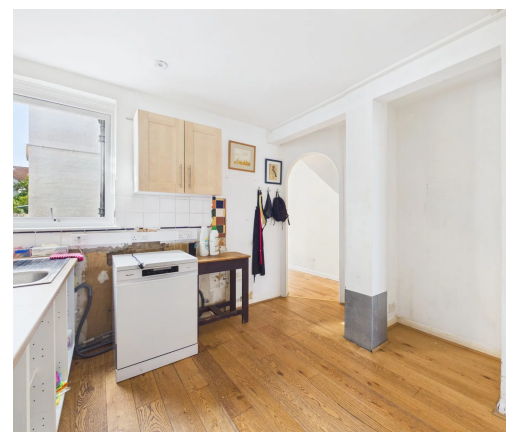
Receptions: 1

Tenure: Share of Freehold

Council Tax Band: A

- Chain Free
- Long Lease
- Private South-facing Walled Garden
- One Bedroom
- Ground Floor Garden Flat
- Bright South-facing Lounge
- Wet Room with Walk-in Shower
- Separate Kitchen
- Close To Worthing Seafront & Local Shops on Heene Road
- Unrestricted On-street Parking

We are delighted to bring to the market this well-proportioned ground-floor garden flat, offered for sale with no onward chain. The property comprises a spacious double bedroom; kitchen currently awaiting completion to the buyer's taste; bright south-facing lounge, and a generously sized wet room. Outside, the property enjoys a private south-facing, walled rear garden, a long lease, and an excellent location within easy walking distance of Worthing seafront, West Worthing station, independent shops, and local amenities.





INTERNAL

A pretty communal garden leads to a communal front door, which then leads into the communal hallway, with a private front door opening into the flat's entrance hall. From here, there is a door to the bedroom and access into the kitchen. The double bedroom features a square bay window and built-in storage. The kitchen provides space for fitted units, worktops and appliances and benefits from a sink and drainer, extractor hood, plumbing for both a washing machine and dishwasher, and a brand new gas-fired combination boiler. The previous owner had begun refurbishing the kitchen and the property is therefore offered for sale in its current condition, providing an excellent opportunity for purchasers to complete the room to their own specification. An arched doorway leads through to the inner hallway, providing access to the wet room and the south-facing lounge. The wet room comprises a walk-in shower with an electric shower unit, wash hand basin and WC. The bright south-facing lounge benefits from dual-aspect windows, allowing for plenty of natural light, and a door providing direct access to the private rear garden.

EXTERNAL

The private south-facing rear garden is a particularly attractive prospect of the property. Enclosed by characterful 1930s brick walls, and some mature shrubs it offers a good degree of privacy and enjoys sunshine throughout much of the day. Currently, a gently sloping concrete path with handrails provides easy access to the rear entrance, while the space offers exciting potential to create an attractive seating area and landscaped garden. A side gate provides convenient external access to the front of the property.

SITUATED

Ideally situated on Boundary Road, the property occupies an enviable position just a five-minute stroll from Worthing's seafront and promenade. It is also an attractive 20-minute walk into the town centre via the popular West End, passing independent cafés, restaurants and shops along the way. Regular bus services are available from nearby Grand Avenue, with its handsome tree-lined boulevard, while West Worthing railway station is just a 12-minute walk away, offering excellent transport links. The property also benefits from unrestricted on-street parking, a valuable feature in this sought-after part of town. Offering excellent potential, this "blank canvas" accommodation would make an ideal first home, seaside pied-à-terre, buy-to-let investment or retirement property, combining a superb location with the opportunity for purchasers to personalise the accommodation to their own taste with minimal preparation.

TENURE

Lease: Remainder of a 990-year lease, (renewed 2025)

Ground Rent: £0

Service Charge: No service charges. Lease holders responsible for up-keep of property and costs are shared equally with the upstairs neighbour as and





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	74
(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.