



PEAR
PROPERTIES

The Old Stables, Station Road
Worthing

Offers Over £240,000



The Old Stables, Worthing

Stylish two-bed, two-bath flat with open-plan living, modern kitchen, attic office, private balcony, courtyard, and ample storage. Bright, contemporary, and ideal for professionals or small families.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Two Large Double Bedroom Maisonette Arranged Over Two Floors
- Private Entrance In Secure Gated Courtyard
- Bright Open Plan Kitchen / Living Room
- Two Modern Fitted Bathrooms
- Floor-To-Ceiling Windows With Recently Fitted Modern Blinds
- Spacious Office Area On Landing & Additional Storage Room
- No Onward Chain – Currently Vacant
- Smart Boiler Installed Around 2 Years Ago
- Secure Bike Storage Area
- Please Take A Look At Our Virtual Tour



Kitchen / Living Area

24' 10" x 12' 0" (7.56m x 3.65m)

Spacious open plan kitchen / living room. Modern fitted kitchen with a range of wall and base units and integrated oven/hob.

Bathroom

8' 2" x 8' 0" (2.48m x 2.43m)

Partially tiled fitted bathroom comprising bath with over bath shower, WC, hand wash basin and heated towel rail

Bedroom

8' 2" x 8' 0" (2.48m x 2.43m)

Well presented bright second bedroom with built in wardrobes.

Bedroom

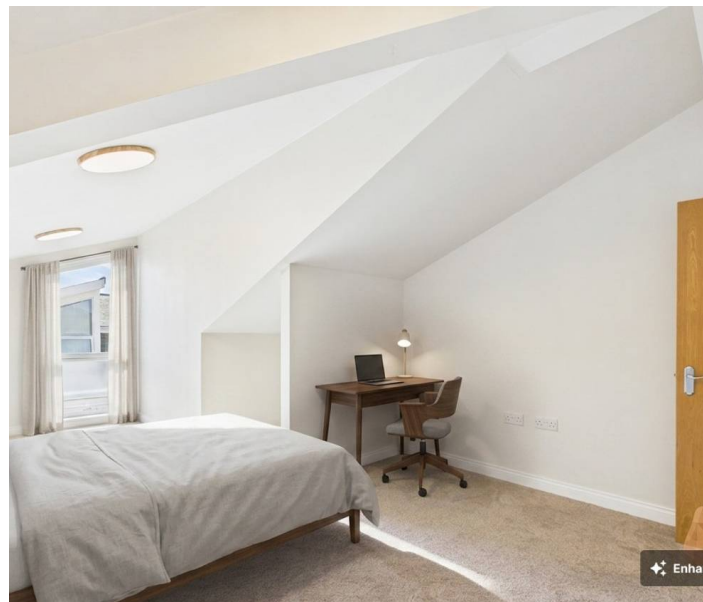
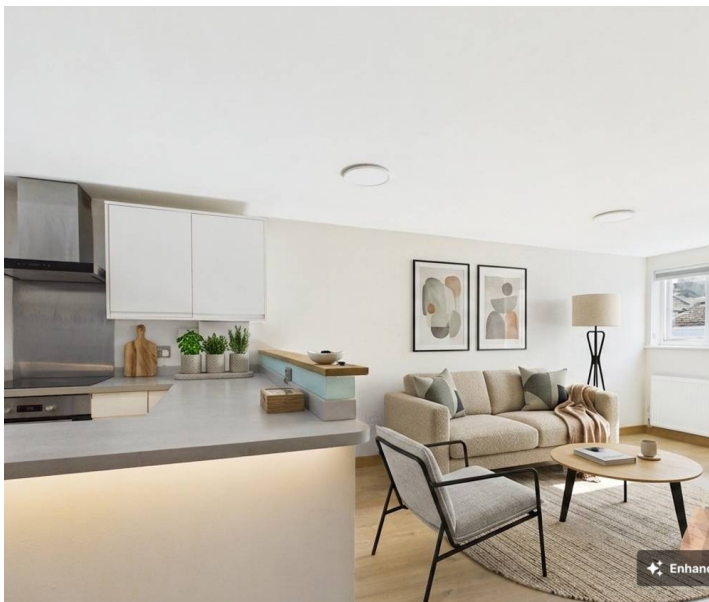
22' 1" x 12' 0" (6.72m x 3.66m)

A fantastic size double bedroom situated on the top floor, offering plenty of floor space to have a dressing area and freestanding furniture.

Storage Room

8' 4" x 5' 1" (2.54m x 1.55m)

A useful storage room with fitted shelving to best utilise the space.



En-Suite

5' 6" x 7' 3" (1.67m x 2.22m)

Partially tiled bathroom comprising shower cubicle, WC, hand wash basin and heated towel rail

Landing

10' 10" x 6' 10" (3.31m x 2.09m)

Bright landing, which could be utilised as an office space.

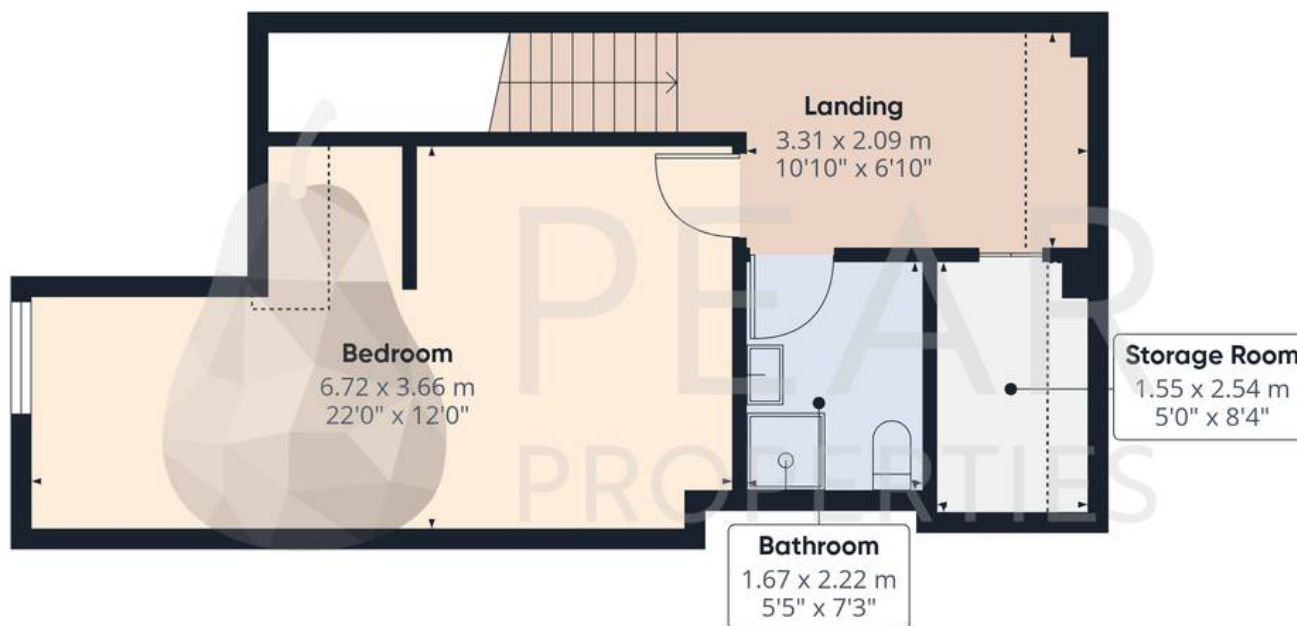
GARDEN

The entrance to the flat is accessed via this terrace area, which offers space for seating and enjoying the West facing aspect.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

77.4 m²

833 ft²

Reduced headroom

3.1 m²

33 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Pear Properties

20 Crabtree Lane, Lancing - BN15 9QP

01903 947337 · hello@pearproperties.uk · pearproperties.uk