

FOR
SALE



Warwick Gardens, Worthing BN11

(Offer In Excess of £325,000 Leasehold)



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An Exceptional Garden Apartment in the Heart of Worthing -
 A rare and distinguished opportunity to acquire an elegant two-bedroom garden apartment, occupying the entire ground floor of a handsome semidetached Edwardian residence in one of Worthing's most coveted conservation areas. Positioned within the prestigious Warwick Gardens enclave, just moments from the seafront and the beautiful green expanses of Beach House Park and Denton Gardens, this exceptional home combines period grandeur with contemporary refinement complete with its own private entrance, secluded garden, and allocated off-street parking. From the moment of arrival via the private driveway, the sense of exclusivity is immediate.

- **Entire Ground Floor of this Beautiful Edwardian Building.**
- **Private Rear Garden**
- **Off Street Parking**
- **999 Year lease**
- **Peppercorn Ground Rent**



The principal reception room is a superb dual-aspect space defined by soaring ceilings, exquisite sash windows, and beautiful proportions typical of the Edwardian era. Bathed in natural light throughout the day, this elegant room offers a seamless setting for both relaxed living and sophisticated entertaining.

The thoughtfully designed contemporary kitchen features integrated appliances including an oven, induction hob, and dishwasher, complemented by generous work surfaces and sleek cabinetry balancing style and practicality with effortless ease.

A beautifully appointed white suite with a spacious walk-in shower, WC, wash basin, and heated towel rail delivers understated luxury and modern comfort.

The impressive principal bedroom is a sanctuary of calm, enhanced by striking sash bay windows that flood the space with light. Adjacent lies a versatile additional room currently ideal as a private study or dressing room complete with existing plumbing and drainage. This presents an exciting opportunity to create a bespoke en-suite or second bathroom, subject to the necessary consents.

A further generous double bedroom, enhanced by a newly installed sash window, offers tranquil accommodation for guests or family.

The private enclosed garden provides a rare and peaceful retreat in the center of town perfect for morning coffee, summer dining, or evening relaxation. A secure off-road parking space further elevates the convenience and desirability of this exceptional home.

Newly laid wooden flooring beneath fresh carpeting ensures a cohesive, high-quality finish throughout.

Warwick Gardens represents one of Worthing's most desirable residential settings a refined conservation area moments from the coastline, boutique shopping, cafés, and cultural amenities. Excellent transport links Offered with a long lease and the potential opportunity to acquire the freehold of the entire building. this is a truly distinguished coastal residence.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75
55-68	D	60	
39-54	E		
21-38	F		
1-20	G		



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