



Ivydore Avenue, Worthing BN13

Guide Price **£250,000**



Property Type: Flat

Bedrooms: 2

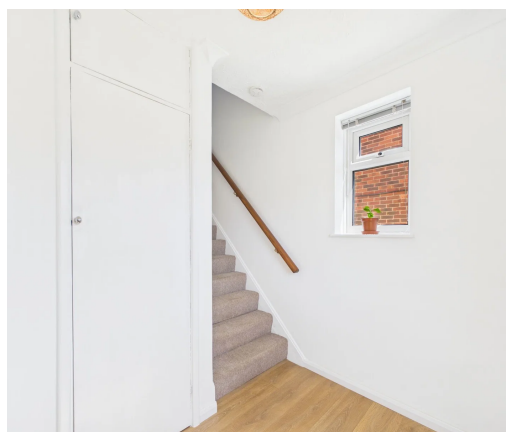
Bathrooms: 1

Receptions: 1

Tenure: Leasehold

Council Tax Band: B

- First Floor Flat
- Two Bedrooms
- Ground Floor Entrance
- Lounge/Diner
- Fitted Kitchen
- Modern Bathroom
- Private Manicured Garden
- Well Presented
- Long Lease/Low Maintenance
- Close to Local Amenities



Well-presented first-floor leasehold flat with low maintenance costs, private entrance, and a beautifully landscaped rear garden. The property offers a bright west-facing lounge/diner, fitted kitchen, two bedrooms, modern bathroom, ample storage, and loft access. Outside features include a seating area, lawn, mature borders, and multiple storage sheds.



INTERNAL

This charming home is accessed via its own private entrance on the ground floor, providing an added sense of privacy and independence. Upon entering, there is a useful storage cupboard before stairs rise to the first-floor landing, which benefits from an airing cupboard and access to the loft space.

The spacious lounge/dining room enjoys a pleasant westerly aspect, allowing plenty of natural light to flood the room throughout the afternoon and evening. The well-appointed kitchen features a range of fitted units, an integrated oven, electric hob with extractor hood above, space for additional appliances, and a generous larder cupboard which also houses the boiler.

The principal bedroom is a well-proportioned double room, complete with fitted wardrobes and attractive views over the rear garden. The second bedroom is ideal as a guest room, nursery, home office, or dressing room and benefits from built-in storage. Both bedrooms are served by a stylish, modern bathroom finished to a high standard.

EXTERNAL

A particular feature of the property is the beautifully maintained private rear garden, thoughtfully landscaped to create an inviting outdoor retreat. A cleverly positioned seating area provides the perfect space for entertaining and relaxing, while the lawn is complemented by attractive flower and shrub borders. Additional benefits include a timber shed and two useful brick-built storage sheds, offering excellent storage solutions.

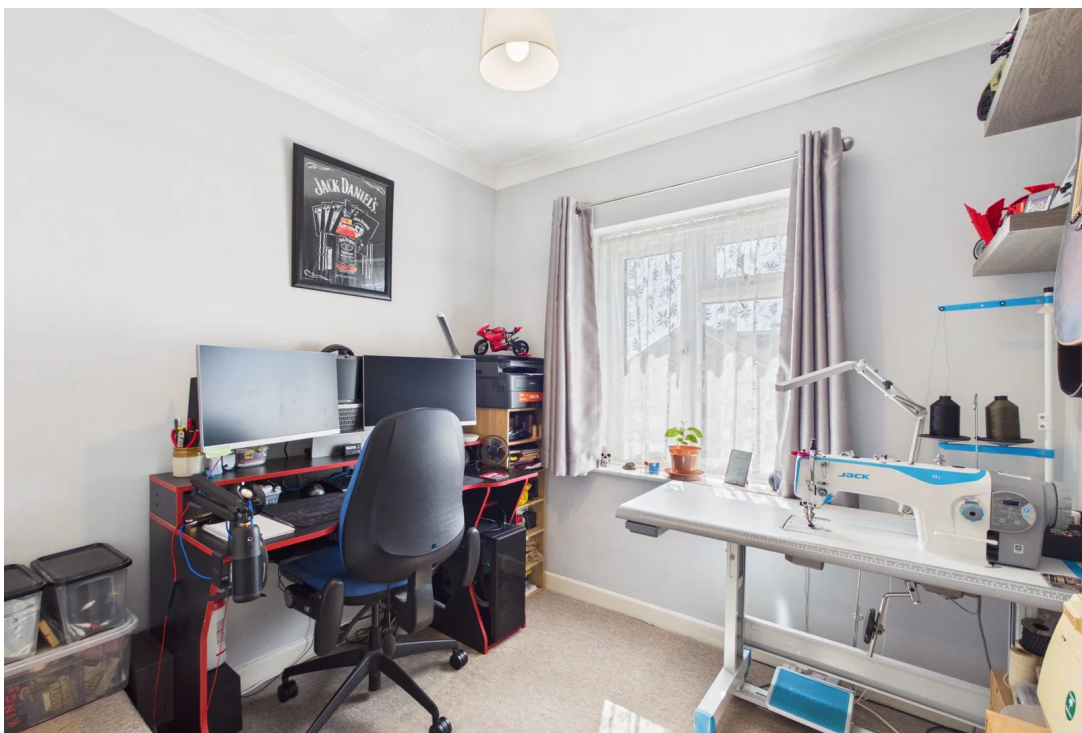
This attractive home combines low-maintenance living with generous outdoor space, making it an ideal choice for first-time buyers, downsizers, or investors alike.

TENURE

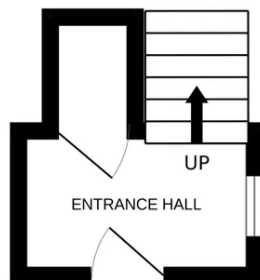
Leasehold 103 Years
Maintenance £225.50 p.a
Ground rent £10 p.a

SITUATED

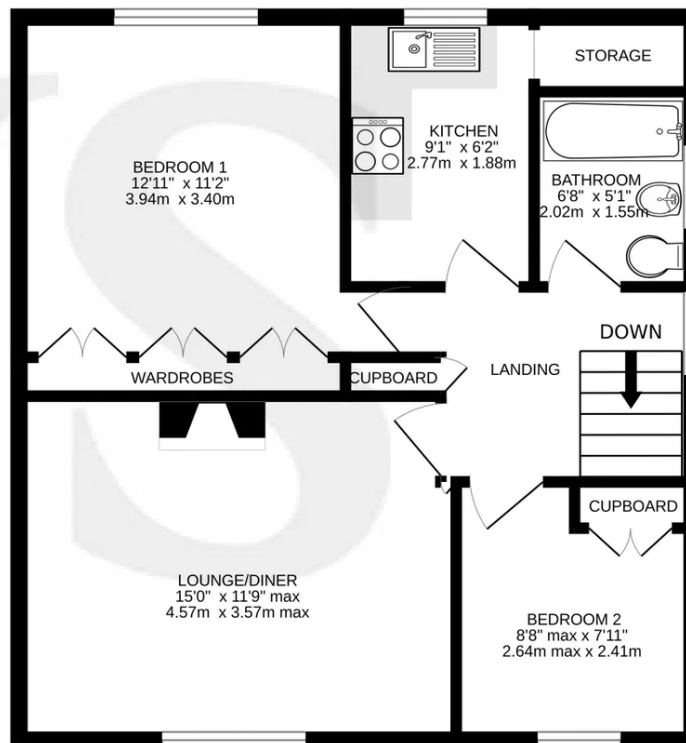
On the outskirts of Worthing and within close distance to local shopping facilities with local shops at the nearby Manor Parade or at the Tesco complex. Bus routes are nearby providing access to surrounding districts and Worthing Town Centre. Easy access to the A27 & A24 allowing access to surrounding areas. Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is approximately two and a half miles away. The nearest station is Durrington-on-sea which is approximately one and a half miles away.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	