



Brooklyn Avenue, Worthing, BN11 5QP
£150,000



Property Type: Studio

Bathrooms: 1

Receptions: 1

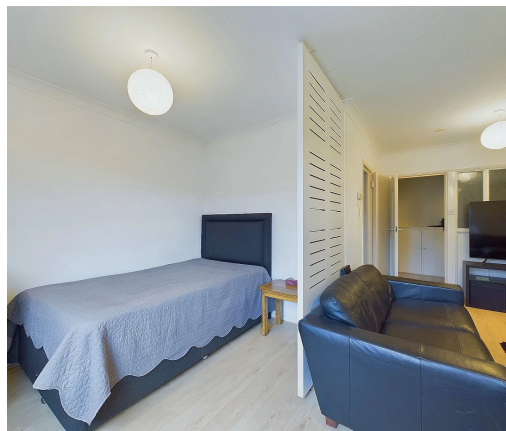
Tenure: Leasehold

Council Tax Band: A

- Ground Floor Purpose Built Flat
- Studio Flat
- Separate Fitted Kitchen
- Fitted Bathroom
- Close to Local Bus Routes
- Short Walk From Goring Road Shopping Facilities
- No Chain
- Long Lease
- New Laminate Flooring
- Gas Central Heating

Charming Ground Floor Studio Apartment with Thoughtful Layout and Prime Location

We are excited to present this beautifully designed ground floor studio apartment, offering both comfort and convenience. Perfectly located within easy reach of local shopping amenities and transport links, this studio flat combines modern living with practical functionality.





Internal

A communal entrance leads directly to your private front door. Once inside, the entrance hall provides ample storage space, ideal for keeping things organized.

The stylish bathroom features a classic panelled bath with a shower above, a sleek glass screen, wash hand basin, WC, and a double-glazed window offering natural light.

The main living area is a cleverly designed space that maximizes functionality, creating distinct living and sleeping areas. The new light wood laminate flooring beautifully complements the west-facing window, filling the room with warm, natural light.

A separate fitted kitchen offers everything you need to cook and entertain, including wall and base units, a built-in oven and hob, space and plumbing for a washing machine, and room for a fridge/freezer. A double-glazed window ensures the space is bright and airy.

External

The property benefits from well-maintained communal grounds to both the front and rear.

Situated

Nestled in the heart of the sought-after Goring-by-Sea, this property is ideally positioned for both convenience and lifestyle. Brooklyn Avenue seamlessly connects to Goring Road shopping parade a vibrant hub brimming with a selection of charming coffee shops, delightful eateries, convenience stores, and local banks—everything you need just moments from your doorstep.

Public transport is a breeze, with a local bus stop along the High Street offering routes to nearby districts, and the well-connected West Worthing train station is just 0.8 miles away, perfect for commuters. For those who love the coast, the stunning seafront is a mere 0.5 miles away, inviting you to enjoy the beach and fresh sea air.

Need a little more action? Worthing town centre, with its wide array of shops, restaurants, and theatres, is only 1.6 miles away, providing everything from cultural experiences to a bustling social scene.

Tenure

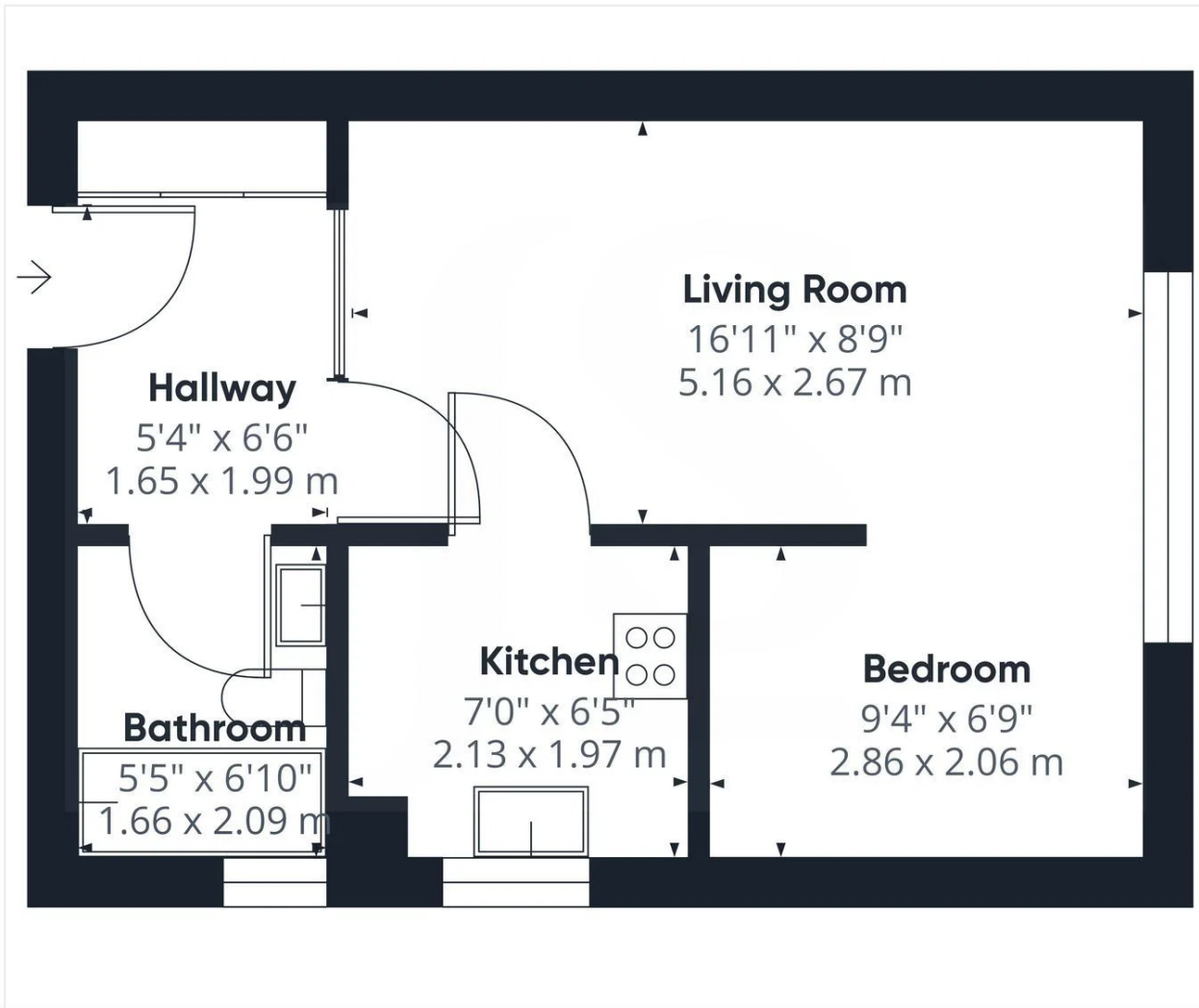
Leasehold: 117 year lease.

Service Charge: £1368 approx. per annum

Ground Rent: £150 per annum

COUNCIL TAX A



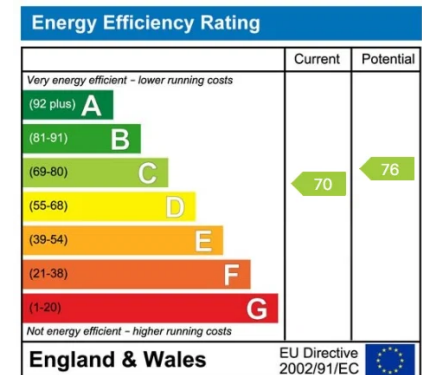


Approximate total area⁽¹⁾
 346.54 ft²
 32.19 m²

(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.

GIRAFFE 360



Whilst we endeavour to make our property 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.

