



**Park Road, Worthing, BN11 2BB**

Asking Price **£260,000**



**Property Type:** Maisonette

**Bedrooms:** 2

**Bathrooms:** 1

**Receptions:** 1

**Council Tax Band:** C

- Split Level Maisonette Apartment
- Sought-After Gated Development
- Two Double Bedrooms With Built-In Wardrobe
- Spacious Kitchen/Diner
- West Facing Lounge
- Ground Floor W/C
- Private Entrance
- Allocated Parking Space
- 250m From seafront & Town Centre
- Chain Free

Jacobs Steel are delighted to present this exceptionally rare and beautifully appointed split-level maisonette, set within a sought-after gated development in the heart of Worthing town centre. Just moments from the seafront and within easy reach of shops, restaurants, cafés, leisure facilities and the mainline station. The location perfectly combines convenience and coastal living along with the benefit of the property benefitting from its own private entrance and an allocated parking space directly outside, with potential for an EV charging point (subject to consent). Arranged over two floors, the well-proportioned accommodation includes two double bedrooms, a generous kitchen/diner ideal for entertaining, a bright west-facing lounge, and a ground floor W/C offering stylish and





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**Internal** Step through the secure private entrance into a spacious hallway with a convenient ground floor W/C. The home benefits from underfloor heating throughout, with programmable thermostats in each room for personalised comfort. To the rear, the generously sized kitchen offers ample workspace and all the appliances you need — ideal for everything from quick breakfasts to hosting friends. Straight ahead, the bright west-facing lounge is filled with natural light, creating a warm and inviting space to relax. Upstairs, you'll find a well-appointed main bathroom and two excellent double bedrooms, both with built-in wardrobe storage. Well-designed and easy to live in, this home offers space, light and comfort in all the right places.

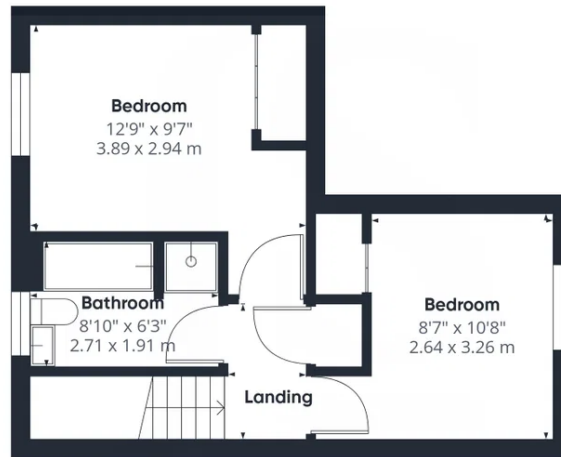
**External** This highly secure gated development features impressive automated electric gates, offering controlled access to the communal parking area and ensuring peace of mind for all residents. The apartment comes with its own private, allocated parking space, conveniently located right at the front of the property and just steps from the apartment's private entrance. This prime position also presents the potential to install an EV charging point, subject to the usual consents. In addition to parking, the development includes a brick built building for secure bin storage. Residents also benefit from an exclusive bike storage facility, providing a safe and convenient space for bicycles.

**Situated** In one of Worthing's sought-after gated developments in the heart of town, this superb location places you less than 250 metres from both the beautiful seafront and the vibrant town centre. You'll be perfectly positioned to enjoy some of the area's finest restaurants, independent cafés, and boutique shops, all just a short stroll from your doorstep. For leisure and wellbeing, the award-winning Splashpoint Leisure Centre is only moments away, featuring two swimming pools, a relaxing spa, and a fully equipped gym. The surrounding area also offers an abundance of green space, with three picturesque parks nearby and a charming sea-themed children's playground located adjacent to Splashpoint. Commuters are equally well catered for, with Worthing's mainline train station providing regular services along the south coast and direct routes to London, making this a prime location for both coastal living and convenient city connections.





Ground Floor



Floor 1



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | 81                      | 81        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

Whilst we endeavour to make our 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.