



Anscombe Road, Worthing, BN11

Offers Over **£275,000**



Property Type: Flat

Bedrooms: 3

Bathrooms: 1

Receptions: 1

Tenure: Leasehold

Council Tax Band: C

- First Floor Apartment
- Three Double Bedrooms
- Modern Fitted Kitchen
- Lounge/ Dining Room with Sea View
- Private Entrance
- Spacious Bathroom
- Close To Local Shopping Facilities on Goring Road
- 150 Meters From Worthing Seafront
- Popular And Quiet Residential Location

A rarely available first-floor apartment, ideally positioned just 150 meters from Worthing seafront on a highly sought-after and peaceful residential road. This impressive home offers three generously sized double bedrooms, a spacious lounge/diner with attractive sea views, a modern fitted kitchen, and a contemporary bathroom. Further benefits include a private entrance, adding a sense of exclusivity and independence.





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INTERNAL

A private front door opens into the entrance hall, with stairs rising to the first-floor landing providing access to all rooms. The south and west-facing lounge/diner enjoys sea views and measures a generous 15'10" x 12'10", offering a bright and airy space with ample room for both relaxing and dining. Opposite the lounge is the modern kitchen, fitted with a range of sleek handle less wall and base units, an integrated oven with gas hob above, and space and plumbing for white goods. All three bedrooms comfortably accommodate double beds, with the principal bedroom measuring a spacious 14'11" x 11' and benefiting from a large built-in wardrobe. The contemporary bathroom is fitted with a white suite comprising a bath with shower over, WC and wash hand basin.

EXTERNAL

There are well-maintained communal gardens to the front of the development, featuring a lawned area complemented by mature, well-stocked planted borders. An external staircase leads to a private balcony area and provides access directly to the kitchen. The property benefits from a good size understairs storage cupboard.

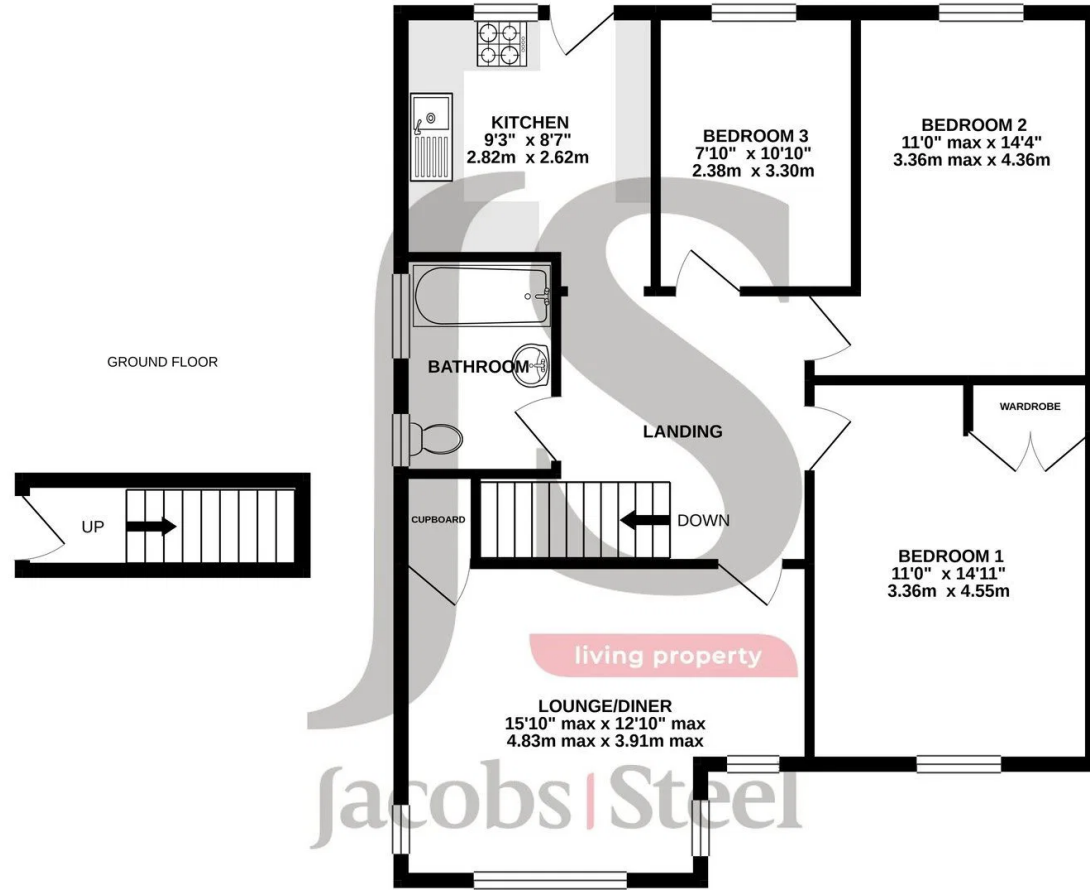
SITUATED

Situated on this popular and quiet residential road, the property is ideally located less than 150 metres from West Worthing seafront. Local bus routes run along nearby West Parade, while Goring Road Shopping Facilities is just 0.5 miles away, offering a range of coffee shops, convenience stores, a pharmacy, and banks. Worthing town centre, with its comprehensive selection of shops, restaurants, and theatres, is approximately 1.5 miles away, providing excellent amenities within easy reach.

TENURE

Leasehold
Lease Length: 169 Years Remaining
Maintenance: £1,016.68 Per Annum
Ground Rent: Peppercorn





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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Whilst we endeavour to make out 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	