PEVENSEY ROAD

WORTHING

MAXWELL HARRINGTON



Maxwell Harrington are delighted to offer for sale this one-bedroom ground floor conversion flat, extending to approximately 532 sq ft and being offered to the market with the added benefit of no onward chain.

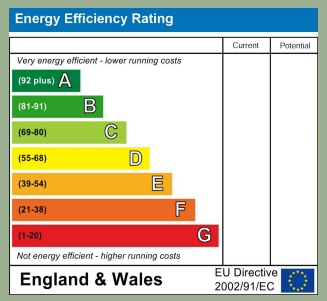
The property offers well-proportioned accommodation and presents an excellent opportunity for a buyer looking to modernise and create a home to their own taste and specification. Requiring updating throughout, the flat offers considerable scope for improvement and would make an ideal purchase for a first-time buyer, investment purchaser or someone looking for a project.

The property is accessed via a welcoming entrance hallway, which provides access to the bathroom, a well-proportioned double bedroom measuring 13'9 x 11'7 and a kitchen measuring 14'0 x 6'5. The kitchen in turn leads through to the living room, which benefits from French doors opening directly onto the garden, creating a pleasant connection between the internal and external space.

Externally, the property benefits from an allocated parking space situated to the rear. Further advantages include a share of the freehold, adding to the appeal of this well-proportioned conversion flat.

Pevensey Road is ideally positioned in one of West Worthing's most desirable residential locations, with the seafront and promenade just a quarter of a mile away. The amenities of Goring Road are also within easy reach, approximately half a mile distant, offering a variety of independent retailers, cafés and everyday conveniences. Worthing town centre is less than a mile away, providing an excellent choice of shops, restaurants, traditional pubs, cinemas, theatres and leisure facilities. For commuters, West Worthing railway station is conveniently located under a mile away, with direct connections to Brighton and London Victoria, while regular bus services can be found along nearby Grand Avenue. A further attraction is the delightful Marine Gardens, just a short walk away, where beautifully landscaped gardens, open greensward and a popular café provide a lovely setting close to the seafront.

GUIDE PRICE £200,000









- 532 sq ft property
- 13'9 x 11'7 Double bedroom
- 14'0 x 6'5 Kitchen
- In need of modernisation
- Ground floor conversion flat
- 14'3 X 14'0 Lounge
- share of freehold
- No onward chain

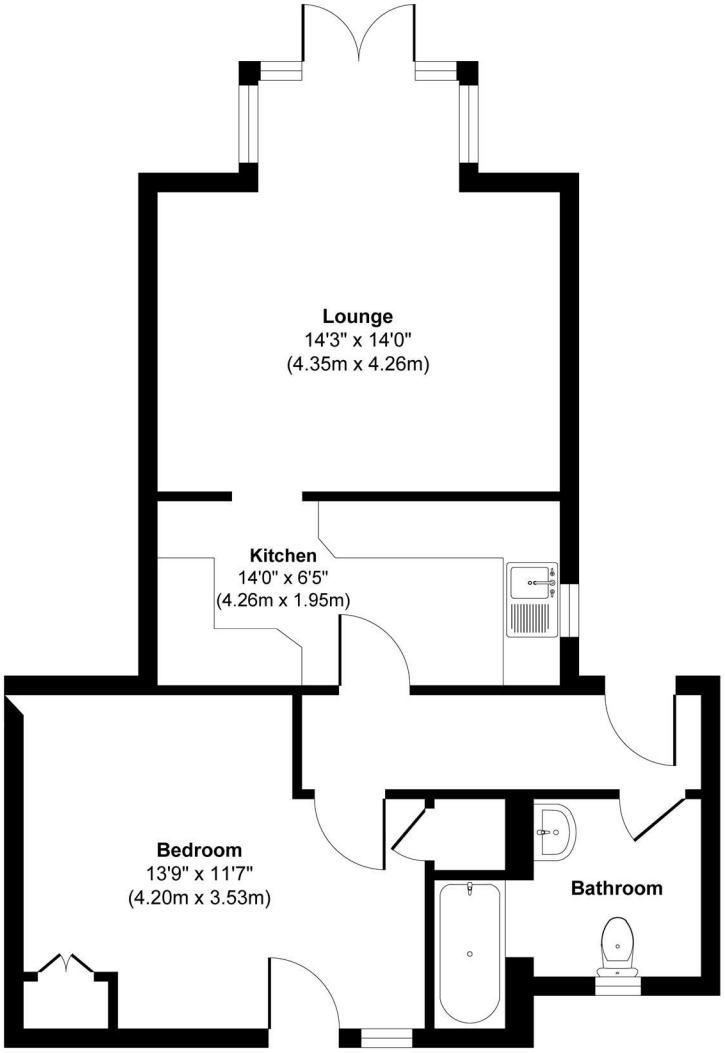












Floor Plan

Approx. Gross Internal Floor Area 532 sq. ft / 49.43 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Disclaimer

1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. 2. Neither Alto, nor the seller, accepts responsibility for any error that these particulars may contain however caused. Neither the partners, nor any employees of Alto have any authority to make any representation or warranty whatsoever in relation to this property. 3. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first. 4. Please discuss with us any aspects which are particularly important to you before travelling to view this property. 5. Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller.

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