

Ophir Road, East Worthing, BN11 2SS
Offers Over £240,000

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The Property & Area

Nestled in a peaceful cul-de-sac in the desirable coastal town of Worthing, this bright and inviting two-bedroom first floor flat presents an excellent opportunity for a variety of buyers. This property combines modern living with a superb location, just a short stroll from the seafront.

Upon arrival, you are greeted by your own private entrance, providing a sense of exclusivity and independence. Ascending to the first floor, the flat immediately impresses with its southerly aspect, ensuring an abundance of natural light floods the living spaces throughout the day. The heart of this home is undoubtedly the open plan lounge, kitchen, and dining area. This thoughtfully designed space is perfect for contemporary living, offering a versatile environment for relaxation, entertaining, and everyday meals. The kitchen area is well-appointed, providing ample storage and workspace, seamlessly integrating with the living and dining space.

The flat comprises two comfortable bedrooms, offering flexible accommodation for residents or guests. The modern bathroom is tastefully finished, featuring contemporary fixtures and fittings, providing a serene space for unwinding. Every detail within the flat contributes to a sense of light and airiness, creating a truly pleasant living environment.

One of the standout features of this property is the attractive south-facing communal rear garden. This beautifully maintained outdoor space offers a tranquil retreat, perfect for enjoying sunny afternoons, al fresco dining, or simply relaxing with a book. It provides a wonderful extension to the living space, a rare and valuable asset for apartment living.

The location of this flat is extremely convenient. Situated in a quiet cul-de-sac, it offers peace and privacy whilst remaining incredibly well-connected. A short walk will take you directly to Worthing seafront, where you can enjoy leisurely strolls, fresh sea air, and the town's vibrant coastal atmosphere. For those seeking recreational activities, Splashpoint Leisure Centre is under a mile away, offering excellent facilities. Worthing Town Centre, with its diverse range of shops, restaurants, cafes, and cultural attractions, is also conveniently under a mile from your doorstep.

Nature lovers will appreciate the proximity to Brooklands Park and Lake, located just one mile away, providing green spaces for walks, picnics, and enjoying the local wildlife. This property truly offers the best of Worthing living, combining a comfortable, modern home with an enviable location close to amenities, the seafront, and green spaces. This lovely bright flat is an ideal choice for first-time buyers, downsizers, or as a superb investment opportunity. Early viewing is highly recommended to fully appreciate all that this delightful property has to offer.

Material Information

Lease length - 98 Year Remaining

Ground Rent - £120 per Annum

Building Insurance - Approx £250 per annum

Communal Garden Maintenance - Approx - £120 per annum

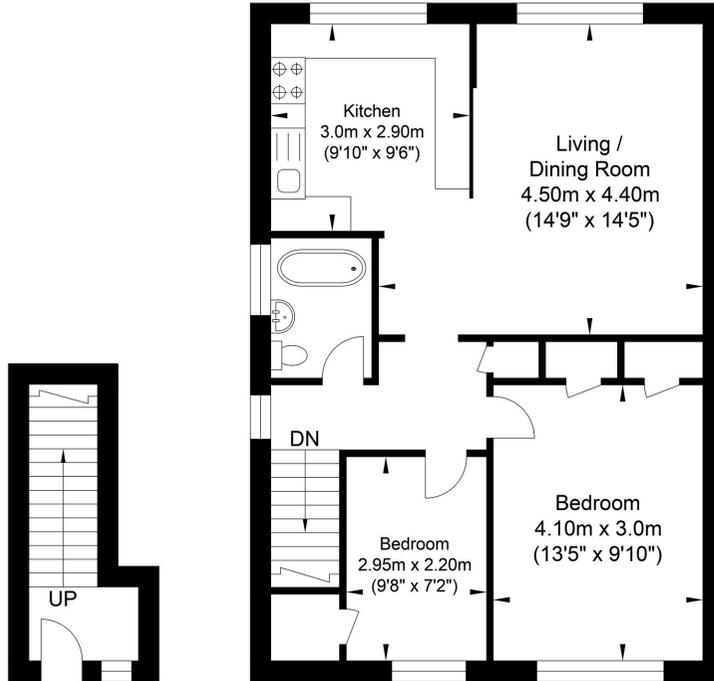
There is on Street Permit Parking in the Road - Approx £20 per year

Council Tax Band - B



Floorplan

Ophir Road, Worthing

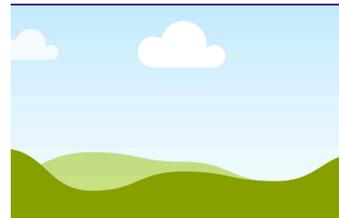


Ground Floor
Approximate Floor Area
49.94 sq ft
(4.64 sq m)

First Floor
Approximate Floor Area
625.06 sq ft
(58.07 sq m)

Approximate Gross Internal Area = 62.71 sq m / 675.0 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Performance Certificate



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