



Flat 2, 10 Chaucer Road, Worthing, West Sussex, BN11 4PB

Asking Price £425,000

Occupying the entire first floor of this imposing period house, is this magnificent three bedroom mansion apartment. Located in the popular 'Poets' district within close proximity to Worthing railway Station and the town centre. The bright and spacious accommodation comprises south aspect living room with an open fireplace, modern fitted kitchen/dining room, three double bedrooms, modern bathroom suite and a wide entrance hall. Further benefits include a wood burning stove, ornate ceiling mouldings, mature private rear garden and it's own street entrance. **FREEHOLD APARTMENT.**



### First floor

Exterior steps up to first floor lobby, front door to:

### Entrance Hall

Parquet wood flooring leading to a wide entrance hallway with a beautiful sash window to the front of the property. Shelved cupboard, picture rail, ornate ceiling coving and ceiling rose, access to loft space with pull down step ladder..



### Living room

18'1 into bay x 13'8 (5.51m into bay x 4.17m)

Parquet wood flooring, feature tiled fire surround with inset open fireplace with hearth, radiator, sash windows to bay with a south aspect, picture rail, ceiling coving and ornate ceiling rose.

### Kitchen/dining room

24'6 x 6'8 widening to 9'8 (7.47m x 2.03m widening to 2.95m)

Kitchen: With a modern range of wall and base units with Richlite work surfaces with a double butler sink with grooved drainer. Integrated Miele washing machine and dishwasher and an integrated low level fridge. Integrated double oven with built in AEG five burner gas hob with AEG extractor fan over. Sash window over looking the rear gardens.



Dining area; Radiator, sash window overlooking the rear gardens, wood flooring, feature pitched bespoke sky light and wall lighting.

### Master bedroom

18'8 into bay x 12'7 (5.69m into bay x 3.84m)

Wood fire surround with inset cast iron wood burning stove with tiled hearth, radiator, sash windows with a south aspect, picture rail , ceiling coving and ornate ceiling rose.



### Bedroom two

12'6 into recess x 12'9 (3.81m into recess x 3.89m)

Radiator, two double glazed windows to side, built in storage cupboard and picture rail.



### Bedroom three

13' x 9'7 (3.96m x 2.92m)

Radiator and double glazed window to side, picture rail.



### Bathroom

Modern white suit comprising roll top, ball and claw bath with mixer tap with shower attachment. Walk in double width shower cubicle with mains shower and shower attachment, low level w.c, pedestal wash basin, two double glazed windows, heated towel rail and inset ceiling spot lighting.

### Loft space

Being boarded with a wall mounted Worcester combination gas boiler being of a good size making great storage space.



### Rear garden

A mature rear garden with lawn and flower beds with an array of shrubs and flowers and benefits from its own summer house.

### Agents note

#### FREEHOLD APARTMENT

You are responsible for maintenance of your part of the building and the roof.

You would arrange your own building insurance,

### Disclaimer

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