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## Description

We are delighted to offer this well-presented and spacious ground floor two-bedroom apartment, situated in a highly convenient location close to Worthing seafront, the town centre and a wide range of local amenities including shops, schools, parks, restaurants, bus routes and the mainline railway station. The property also benefits from share of freehold, garage and off-road parking.

## Key Features

- Ground floor apartment
- Share of freehold
- Two well-proportioned bedrooms
- Spacious lounge/diner
- Garage with up-and-over door
- Off-road parking to the front
- Communal gardens
- Double glazing throughout
- Prime location close to seafront and town centre
- Council Tax Band B | EPC Rating C





The property is accessed via a communal entrance with entry phone system, leading into a welcoming entrance hall featuring attractive parquet wood flooring, radiator, thermostat and a useful storage cupboard.

The spacious lounge/diner is a standout feature, offering ample room for both seating and dining areas, and benefits from a double glazed bay window overlooking the communal gardens, along with a radiator and television point.

The kitchen is fitted with a range of base units, tiled splashbacks, a sink and drainer, and provides space and plumbing for a washing machine, with a double glazed window to the side.

There are two well-proportioned bedrooms. Bedroom One features a bay window to the front along with an additional side window, while Bedroom Two includes a double glazed window, further side window, radiator and a wall-mounted combination boiler.

The bathroom comprises a panel enclosed bath, low level WC and pedestal wash hand basin, complemented by part tiled walls, heated towel rail, extractor fan and a double glazed frosted window to the rear.

Externally, the property benefits from well-maintained communal gardens, a garage with an up-and-over door and off-road parking to the front.

### **Tenure**

Leasehold - Share of Freehold

108 years remaining on lease.

Service Charge: £100 per calendar month.



