



**Belsize Road  
Worthing, BN11 4RH**

**Guide Price £200,000**

**Gao**  
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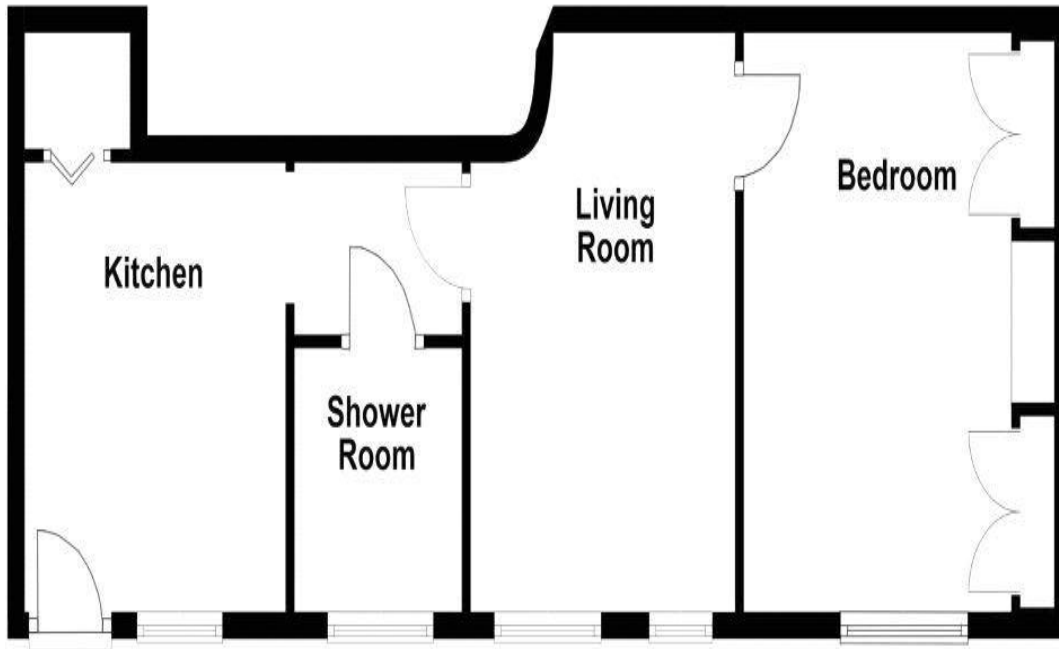
## MAIN FEATURES:

- Well Presented First Floor Apartment with Private Entrance & Benefitting from No Onward Chain
- Fitted Kitchen
- Lounge/Diner
- Good Size Double Bedroom & Wet Room/WC
- Ground Floor Conservatory/Sun Room & Patio Area
- Balcony Area

A well presented first floor apartment situated on the ever-popular Belsize Road, offering a superb opportunity for first-time buyers, investors or those seeking a coastal retreat. Benefitting from no onward chain, this attractive home also enjoys the rare advantage of its own private entrance, enhancing both privacy and convenience. The accommodation comprises a fitted kitchen, a bright and spacious lounge/diner ideal for relaxing or entertaining, a good size double bedroom, and a modern wet room with WC. Additional features include a ground floor conservatory/sun room, providing versatile extra living space, which opens onto a private patio area. A balcony area further enhances the property, offering pleasant outdoor seating options.

Belsize Road is ideally located for enjoying the best of Worthing. The seafront is within easy reach, perfect for coastal walks and leisure activities, while Worthing town centre offers a wide range of shops, cafés, restaurants and amenities. Excellent transport links are nearby, including Worthing railway station and convenient road access, making commuting straightforward. The area also benefits from green spaces and a friendly, established community, making it a highly desirable place to live. Early viewing is strongly recommended to appreciate all this appealing apartment has to offer.

## Floor Plan



This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 76 C      |
| 55-68 | D             | 68 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Viewings: By appointment.

For further information contact us:

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We're Open:

8am – 8pm 7 days a week

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