



Devonshire Lodge, Brooklyn Avenue, Worthing, BN11

Guide Price **£250,000**



Property Type: Flat

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Tenure: Leasehold

Council Tax Band: B

- CHAIN FREE
- First Floor Flat
- Two Bedrooms
- Lounge/ Dining Room
- Well Presented Throughout
- Garage
- Long Lease
- 0.2 Miles Away From Goring Road Shops
- 0.5 Miles To Worthing Seafront
- Updated Electric Heating

We are delighted to bring to the market this well-presented first-floor apartment. The property offers two bedrooms, a spacious lounge/dining room, a re-fitted modern kitchen and a modern bathroom. Additional benefits include a long lease, a garage within the compound, and a convenient location just a short walk from the Goring Road shops.

Offered to the market chain free.





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INTERNAL

A communal front door opens to a shared hallway with stairs rising to the first floor. The private front door leads into an entrance hall with access to all rooms. The lounge/dining room features attractive parquet-style flooring, a large window allowing plenty of natural light, and ample space for both living and dining furniture. The fitted kitchen includes a built-in oven, electric hob, sink with drainer, space for a washing machine and fridge/freezer, and a convenient fold-down work surface. There are two bedrooms, with the main bedroom offering fitted wardrobes for additional storage. The bathroom is equipped with a bath and overhead shower, wash basin with storage, and WC.

EXTERNAL

Communal gardens along with unallocated parking space. Garages to the rear of the development.

SITUATED

Located on Brooklyn Avenue, this property enjoys a prime position just a short distance from Goring Road Shops which offers an array of shops, cafés, and convenience stores. The seafront is only 0.5 miles away, while West Worthing train station is conveniently situated 0.8 miles from the property. Worthing town centre, with its extensive selection of restaurants, shops, and theatres, is approximately 1.3 miles away.

TENURE

LEASE: 172 years remaining

SERVICE CHARGE: £2870 approx per annum. The property has recently just had new roofing completed.

GROUND RENT: £100 Per annum





Whilst we endeavour to make our particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.