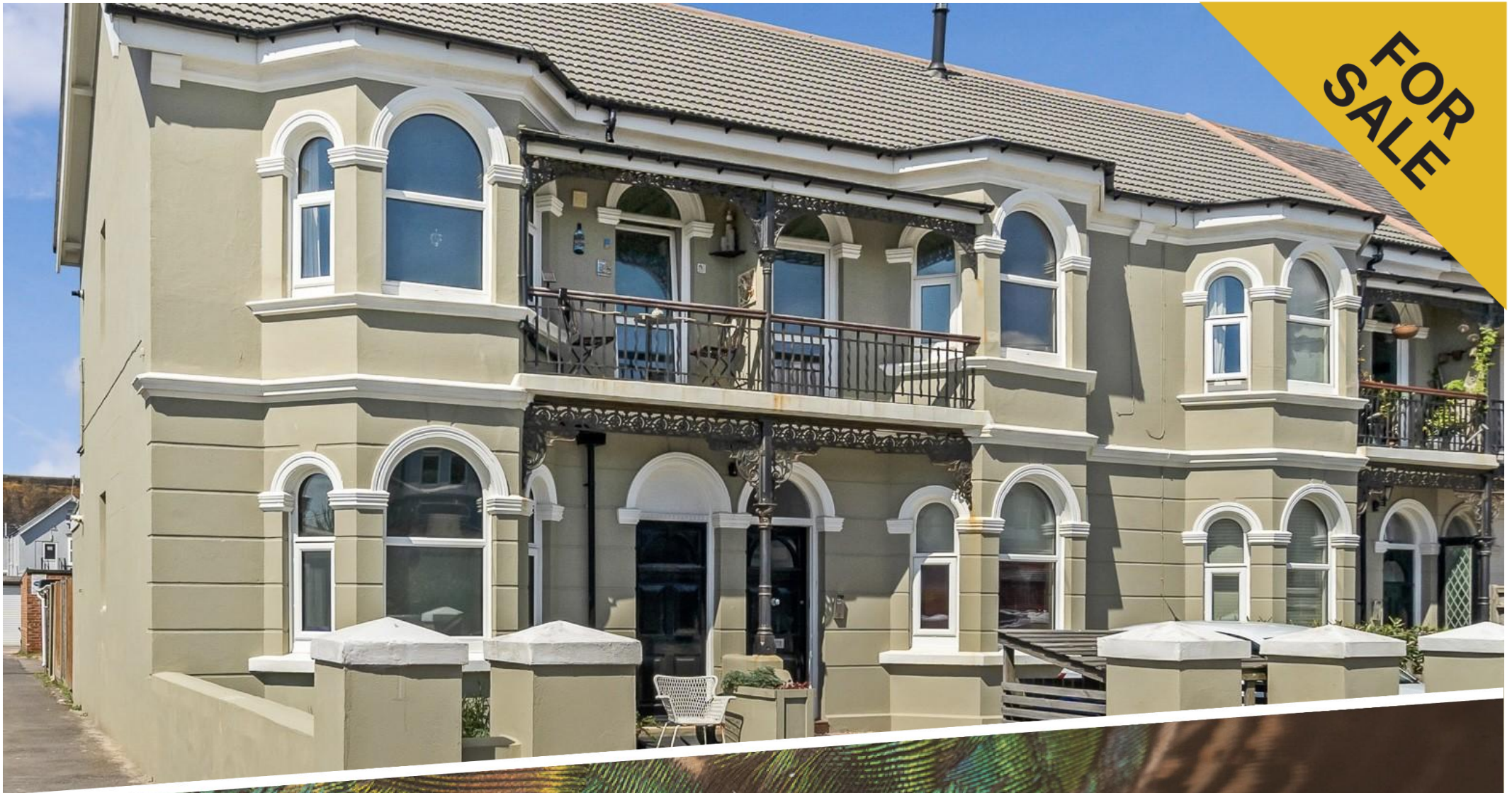


**FOR
SALE**



**ALEXANDER
PHILIPS**

Garendon House, Navarino Road, Worthing

Guide Price £325,000-£335,000 Leasehold RTM



3



2



1



(Guide Price £325,000 to £335,000)

We are delighted to present this rarely available seafront apartment, located just moments from the stunning Worthing coastline. Offering bright, spacious and flexible accommodation throughout, this charming three-bedroom flat combines period character with modern convenience, alongside private outdoor space and allocated parking.

- Ground floor flat
- Three bedrooms
- Stone's throw to the seafront
- Private parking
- Two patios' spaces
- Two bathrooms

Upon entering the property, you are immediately welcomed by an abundance of natural light and a warm, homely atmosphere. The entrance hallway leads through to a generous lounge or dining room featuring a beautiful three-panel bay window, attractive period cornicing, a cast-iron fireplace mantel, and delightful sea glimpses. Positioned just behind the lounge is a stylish modern kitchen/breakfast room finished in black, offering ample storage and a range of integrated appliances including a fridge freezer, dishwasher, hob, and oven. A south-facing window fills the room with natural light. Further along the hallway, the property benefits from both a shower room with electric shower and WC, as well as a separate main bathroom featuring a bath with mains shower over and an additional WC. The bathroom also enjoys a bright west-facing window. Bedroom three is a comfortable double with a south-facing window, while bedroom two or dining room offers double glazed doors opening directly onto a secure south-facing patio area enclosed by high fencing. The spacious principal bedroom or lounge is situated at the western end of the apartment and features double glazed doors leading onto a second west-facing patio - an ideal spot to relax and enjoy the evening sunshine. Externally, the property further benefits from: Private parking space for one vehicle

Individual bin storage

Communal bike store

Additional Information:

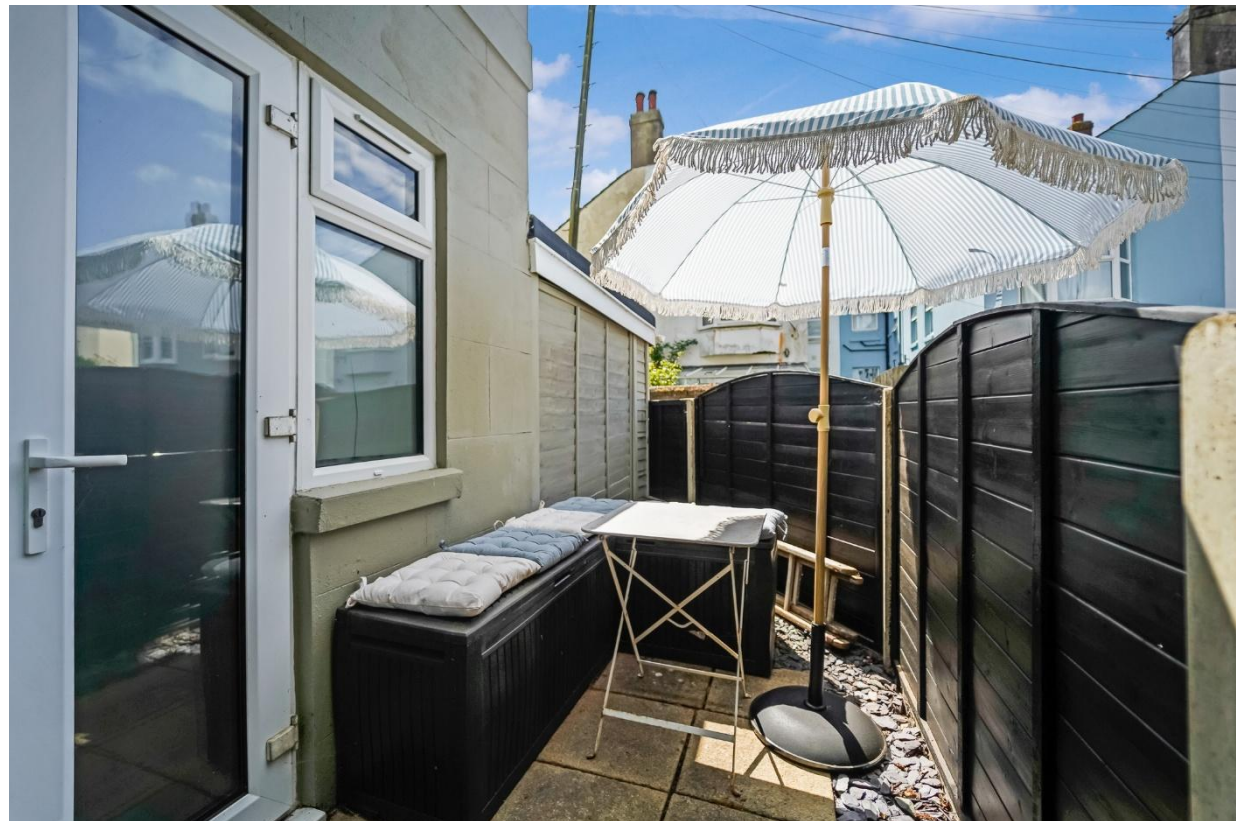
Council Tax Band: D

Maintenance Charge: Approx. £110 per month

Lease Remaining: Approx. 169 years

Residents have the Right to Manage, providing greater control over the building management.

Contact us today to receive an amazing video tour or book you're in person viewing.





GARENDON HOUSE, NAVARINO ROAD



Approximate Gross Internal Area = 82.3 sq m / 885.87 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



ALEXANDER
PHILIPS

27 Broadwater St W, Worthing, West Sussex BN14 9BT

sales@alexanderphilips.co.uk

01903 228938

www.alexanderphilips.co.uk

Address:
1 Garendon House, Navarino Road, Worthing
Why are you moving, where and when?
Relocation to Dorset as soon as sale completes
How old is the property
Approx 1800's
Does the property consist of a garage, or any parking? Permit how much?
Private parking space to the front and on road parking with either visitor permit book approx. £45 per book or a year's permit check parking website for prices
So far as you are aware is the property structurally sound and complete?
yes
Did the current owner do the work I.E any improvements if so what and when.
Decoration throughout, render repairs outside the building and redecorate 2024
Is the property listed or in a conservation area or listed if so what extent?
no

How old is the boiler? where is it located and what make? has it been regularly serviced?
11 years approx. situated in the kitchen
Who are the neighbours I.E family? Age? profession?
Middle-aged couple, retired, employed, self employed
Has the owner ever applied for planning permission if so what and when and was it granted?
no
What side of the fence are they responsible for or boundaries lines?
Left and rear. Front walls under GHRA maintenance. Fences are leaseholders' responsibility.
Council tax band, and monetary value?
Band D approx. £2343 single £1737.34 approx.
What are the vendors planning on leaving internally and externally, very brief description?
Fridge Freezer/ Hob & Oven/Dishwasher and loft bed/storage
Local shops amenities sports centres, recreation ground, where and how far to walk?
All within a short walk:- shops in Ham Road or east Worthing seafront or town centre, recreation seafront or Homefield park and splash point/beach house park
Is the loft insulated and or boarded where is access? n/a
No loft
Age restrictions?

No
Ground Rents?
N/A
Maintenance? Service charge - £110 per month
Lease length? 169 approx.
If freehold what percentage if applicable and do you have a lease to refer to
Does the property have any schedule of works if so what and how much money is in the sinking/reserve?
Possible rental value? £900-1000 monthly (?)
£1500 to £1800
How much are your average bills per month:
Gas: £40 approx.
Electricity: £40 approx.
Water: £31 approx.
Is the property currently mortgaged, if so who with?
No paid in full
Additional Information: