



**Davies Court, Hythe Road, Worthing, Worthing, West Sussex, BN11  
£275,000**



**Property Type:** Ground Floor Flat

**Bedrooms:** 2

**Bathrooms:** 1

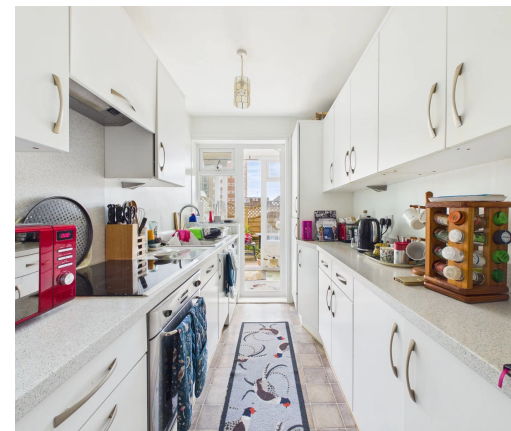
**Receptions:** 1

**Tenure:** Share of Freehold

**Council Tax Band:** B

- Ground Floor Garden Flat
- Two Bedrooms
- South Facing Lounge/ Dining Room
- Modern Kitchen
- Modern Shower Room
- South Facing Rear Garden
- Non Allocated Residents Parking
- Close To Worthing Seafront
- Bus Routes Nearby
- Share of Freehold & Long Lease

We are pleased to offer this well-presented and deceptively spacious ground floor garden apartment, ideally located less than 200 meters from Worthing seafront in a quiet and sought-after area. The property features two double bedrooms, a modern shower room, a bright south-facing lounge/diner, and a sun room. Additional benefits include residents' parking and a private south-facing rear garden.





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#### **INTERNAL**

From the communal ground floor entrance, a private front door opens into a welcoming hallway with access to all rooms and two useful storage cupboards. The bright, south-facing lounge/diner measures an impressive 16'11 x 11'6, offering ample space for both relaxing and dining. The kitchen is fitted with a range of matching wall and base units, an integrated fridge/freezer, built-in oven, electric hob, and space for a washing machine. A south-facing sun room can be accessed from both the kitchen and lounge/diner, with large sliding doors opening onto the private rear garden. Both bedrooms are comfortable doubles, with the primary bedroom measuring 12'9 x 11'6. The shower room has been stylishly re-fitted with a walk-in shower, glass screen, wash hand basin, and WC.

#### **EXTERNAL**

The property benefits from a private, south-facing rear garden, directly accessible from the flat, featuring mature planted borders and enclosed by a combination of brick walls and fencing. The development also provides one unallocated parking space per resident, located to the front of the property.

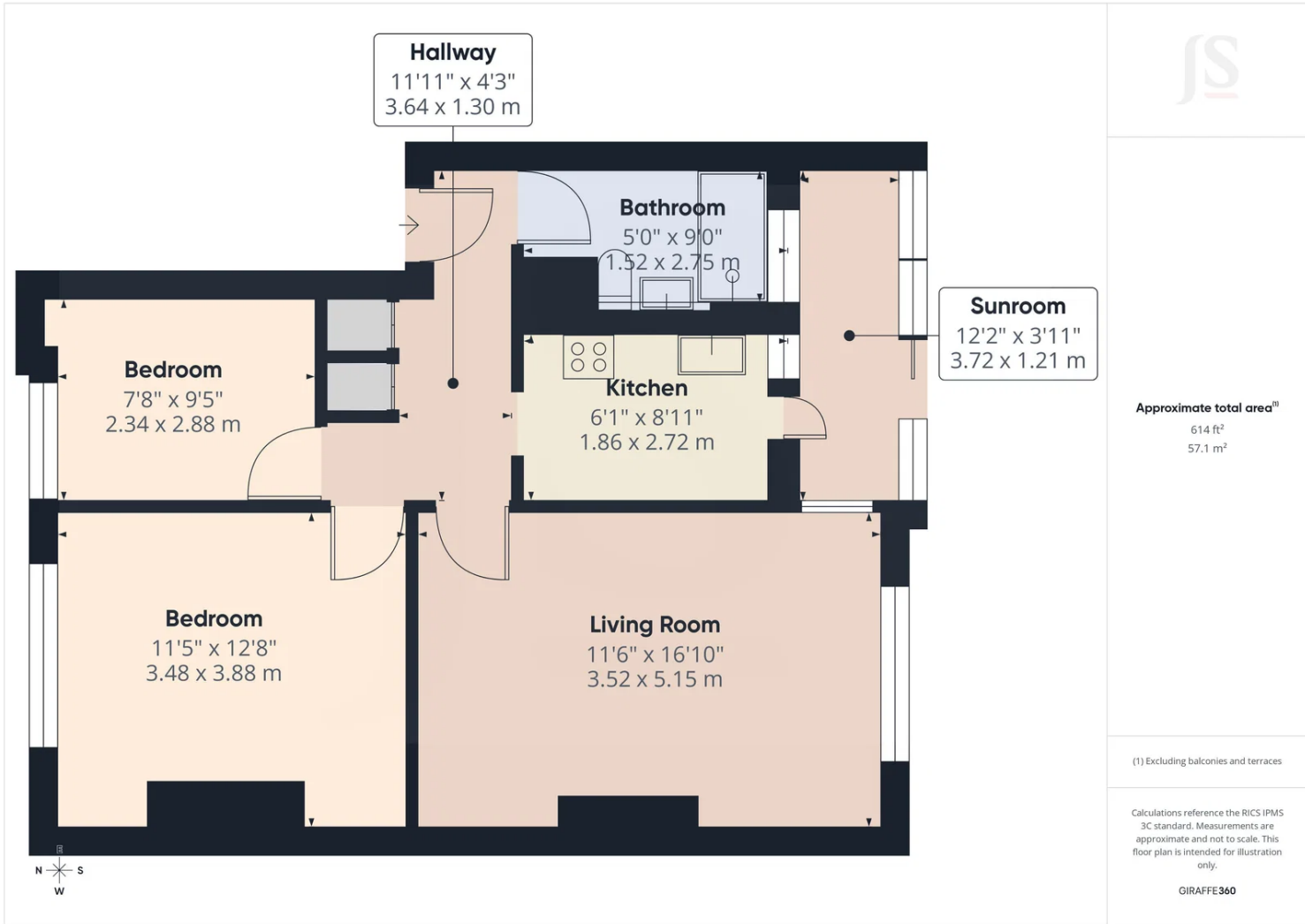
#### **SITUATED**

Situated within the desirable Davies Court development, Worthing seafront is just 200 meters away. West Worthing train station is approximately 0.7 miles away at the top of Grand Avenue, while regular bus routes run nearby. West Worthing high street, around 0.6 miles away, offers a range of convenience stores, eateries, pharmacies, and banks. Worthing town centre, with its wider selection of shops, restaurants, and theatres, is approximately 1 mile from the property.

#### **TENURE**

Share of Freehold  
Lease: Remainder of a 999 year lease  
Service Charge: Approx. £1800 per annum





Whilst we endeavour to make our properties 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.