



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

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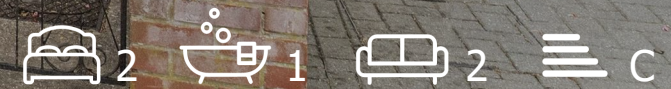
70 | Broadwater Street West | Worthing | BN14 9DW

BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



39A Grove Road, Worthing, BN14 9DQ

Guide price £275,000





# 39A Grove Road

Worthing, BN14 9DQ

- Period Apartment
- Stunning Kitchen/Diner
- Modern Fitted Bathroom
- Beautifully Presented
- No Onward Chain
- Two Bedrooms
- Bay Fronted Living Room
- Private Rear Garden
- Popular Location
- Sole Agents

We are delighted to offer for sale this stunning character apartment, ideally situated within a short walk of the ever popular Broadwater Village, offering convenient access to a wide range of local shops, cafes and everyday amenities.

This beautifully presented home combines charming character features with modern comforts, making it an ideal purchase for first time buyers, downsizers or investment buyers.

The accommodation is arranged over the upper floor and comprises private entrance with stairs leading to a welcoming entrance hall. The property boasts a spacious kitchen/diner, fitted with a comprehensive range of shaker style base and eye level units providing ample storage and generous worktop space, creating an ideal area for both everyday living and entertaining. The bay fronted living room is a particularly attractive feature of the home, filled with natural light and offering a warm and inviting atmosphere.

There are two well proportioned bedrooms, with the main bedroom benefitting from fitted wardrobe providing useful built in storage. The accommodation is completed by a modern fitted family bathroom featuring a contemporary white suite with shower over bath.

Externally, the property enjoys the advantage of a private West facing garden, mainly laid to lawn with an attractive decked seating area, providing the perfect space for outdoor dining, relaxing & enjoying the afternoon and evening sunshine. The garden also benefits from a useful brick built storage shed.

Further benefits include gas central heating, double glazing throughout and the property is offered for sale with no forward chain.

Situated within this highly sought-after residential area of Broadwater, the property is ideally positioned for access to local schools, parks & transport links. Worthing town centre is approximately one & a half miles away and offers a comprehensive range of shopping facilities, restaurants.

Lease years remaining 94

Maintenance - 'as & when' split with upstairs



Stairs To First Floor

Entrance Hall

Stunning Kitchen/Diner 13'5 x 12'7 (4.09m x 3.84m)

Kitchen Area 7'6 x 7'1 (2.29m x 2.16m)

Bay Fronted Living Room 14'11 x 13'6 (4.55m x 4.11m)

Bedroom One With Fitted Wardrobe  
13'8 x 9'11 (4.17m x 3.02m)

Bedroom Two 8'3 x 5'9 (2.51m x 1.75m)

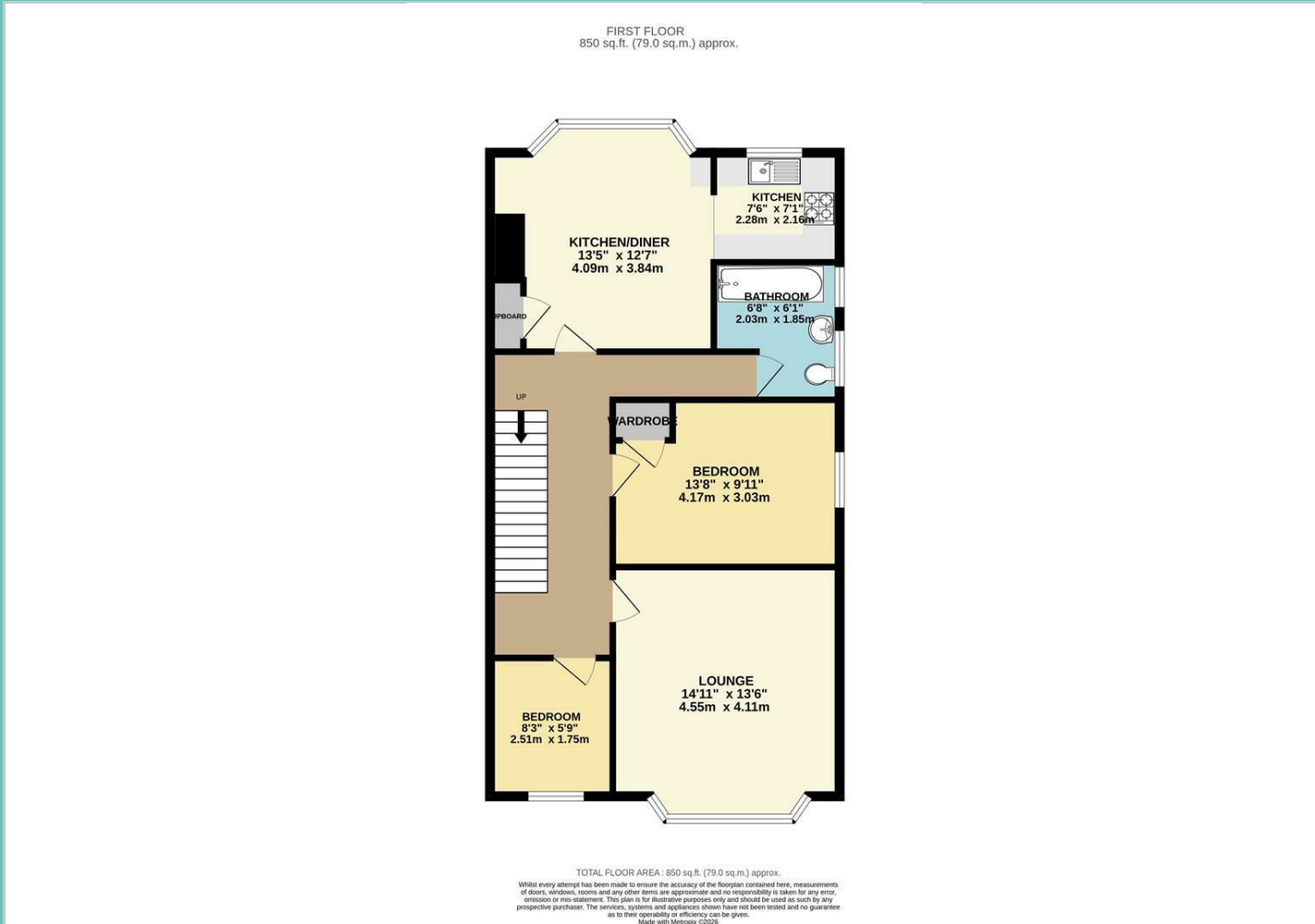
Modern Fitted Bathroom 6'8 x 6'1 (2.03m x 1.85m)

Private Rear Garden





## Floor Plans

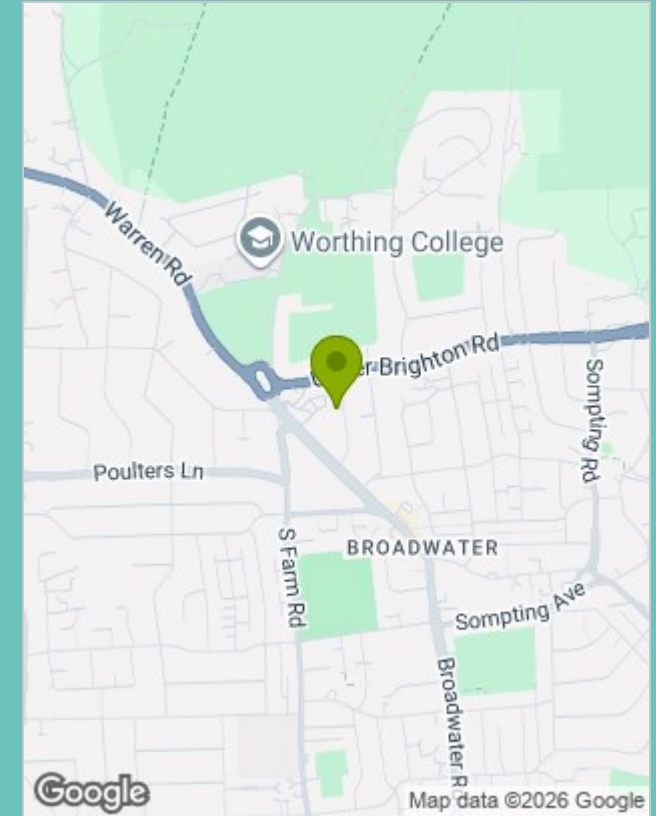


Please contact our Broadwater Office on 01903 958282 if you wish to arrange a viewing appointment for this property or require further information.

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## Location Map



## Energy Performance Graph

