



Mill Field Lodge, 20, Downview Road, Worthing, BN11

Guide Price **£350,000**



Property Type: Flat

Bedrooms: 2

Bathrooms: 2

Receptions: 1

Tenure: Leasehold

Council Tax Band: D

- Second Floor Apartment
- Two Double Bedrooms
- High Quality Fittings
- West Facing Lounge/ Dining Room
- West Facing Balcony
- Guest Bathroom & En Suite Shower Room
- Popular Roffey Development
- Garage
- Close To Local Bus Routes
- Chain Free

We are pleased to present to the market this beautifully presented and generously sized second-floor apartment, set within the prestigious Roffey development in the sought-after and peaceful residential area of West Worthing. The property offers two spacious double bedrooms, a bright west-facing lounge/diner, two well-appointed bathrooms (including one en-suite) and a charming west-facing balcony. Additionally, the apartment benefits from a brick-built garage and is offered for sale with no ongoing chain, ensuring a smooth and efficient move.





Overs 55s only.

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INTERNAL

The communal front door, with an entry telephone system, leads into the communal entrance hall, where stairs and a passenger lift provide access to the second floor. Upon entering the private front door, you are welcomed into a generously sized entrance hall, which offers access to all rooms and two convenient storage cupboards. The west-facing lounge/diner is a bright and airy space, enhanced by direct access to the balcony, making it the perfect room for both relaxing and dining. Adjacent to the lounge is the kitchen/breakfast room, also facing west and featuring double doors that open to the balcony. The kitchen is equipped with matching floor and wall-mounted units, an eye-level oven, and a range of integrated white goods, as well as space for a breakfast table.



Both bedrooms comfortably accommodate double beds and enjoy access to the balcony. The primary bedroom includes fitted wardrobes and drawers, along with an en-suite bathroom featuring a walk-in shower, WC, and wash hand basin. The family bathroom is fitted with a full suite, including a walk in shower, WC and wash hand basin.

EXTERNAL

This sought after development has well tended communal gardens to the front which have an array of mature planted borders and brick built garages to the rear. The property boasts a west facing balcony which can be accessed via the lounge/diner, kitchen/breakfast room and both bedrooms.

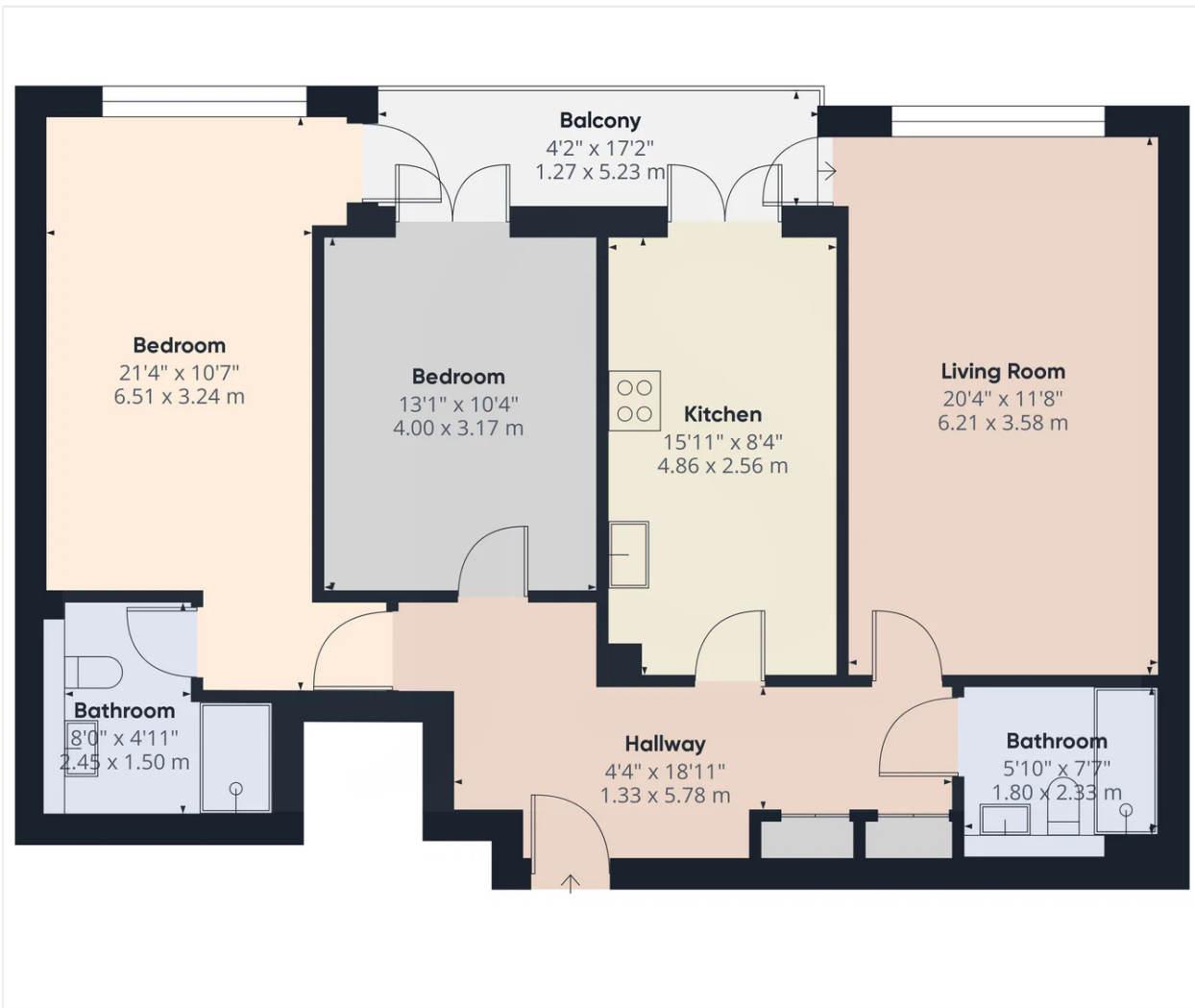
The property also benefits from a garage located to the rear of the development.

SITUATED

On Downview Road, the development is positioned 0.3 miles to West Worthing train station. Bus stops run along close by Mill Road and local shops, banks and eateries can be found off the West Worthing high street approximately 0.5 miles away. Worthing town centre with its seafront, comprehensive shops, restaurants and theatres is approximately 1 mile away.

TENURE

Service Charge: £3160 per annum
Lease: Remainder of 167 year lease



Approximate total area[®]

986.63 ft²
91.66 m²

Balconies and terraces

72.76 ft²
6.76 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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.