



**Queens Mansions, Wordsworth Road, Worthing, BN11 3HX**  
**£275,000**



**Property Type:** Flat

**Bedrooms:** 2

**Bathrooms:** 1

**Receptions:** 1

**Council Tax Band:** B

- Spacious First Floor Apartment
- Two Generous Double Bedrooms
- Bright South-West Facing Lounge/Diner
- Modern Refitted Kitchen
- Contemporary Shower Room
- Private West-Facing Balcony
- Well-Maintained Communal Gardens
- Long Lease And Residents' Off-Road Parking Included
- Close To Town Centre Shops, Restaurants, Parks And Seafront
- Viewing Highly Recommended

Jacobs Steel are delighted to offer for sale this beautifully refurbished, purpose-built first floor apartment, ideally positioned within a highly sought-after central location. The property enjoys close proximity to Worthing town centre, mainline railway station, parks, restaurants and the seafront, making it perfectly suited to those seeking convenient coastal living. The apartment is well presented throughout and offers spacious, well-balanced accommodation, including a bright lounge/dining room with access to a west-facing balcony overlooking attractive communal gardens, a modern fitted kitchen, two generous double bedrooms and a stylish refitted shower room. Further benefits include ample internal storage, a long lease and residents' off-road parking, making this an excellent home or investment





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**Internal** The property is accessed via a well-maintained communal hallway with both stairs and lift service leading to the first floor. The apartment's front door opens into a welcoming entrance hall, featuring wood laminate flooring and useful built-in storage cupboards housing the water tank and meters. The lounge/dining room is a bright and spacious living area, enjoying a sunny south-westerly aspect with a large window overlooking the communal gardens. Double glazed doors open directly onto a west-facing balcony, providing an ideal space to relax and enjoy the afternoon and evening sun. The refitted kitchen is finished in a contemporary style, fitted with striking matte emerald green wall and base units, wood-effect worktops and coordinating splashback tiles. There is space for a range of appliances including a fridge/freezer, washing machine and tumble dryer, along with an electric oven, stainless steel extractor hood and sink. There are two well-proportioned double bedrooms. The principal bedroom benefits from a large west-facing window, while the second bedroom enjoys a south-facing aspect and features a substantial mirrored wardrobe providing excellent storage. Completing the accommodation is a modern shower room, fitted with a walk-in electric shower, WC and wash hand basin set into a vanity unit, complemented by stylish tiled walls and an electric heater.

**External** The apartment enjoys access to well-maintained communal gardens, with the west-facing private balcony providing a wonderful vantage point to relax and take in the outlook, while enjoying the afternoon and evening sun. Residents also benefit from off-road parking, adding further practicality and convenience to this centrally located home.

**Location** Positioned in this sought-after road on the outskirts of Worthing town centre allowing easy access to a wide range of shops, pubs, restaurants and leisure facilities. Worthing seafront promenade can be found approximately 350 metres from the property. Worthing Central line railway station is approximately 1 mile away and offers links to both London and Brighton. If you should prefer to travel by bus you also have good access to a range of bus routes which will take you to the near by districts.

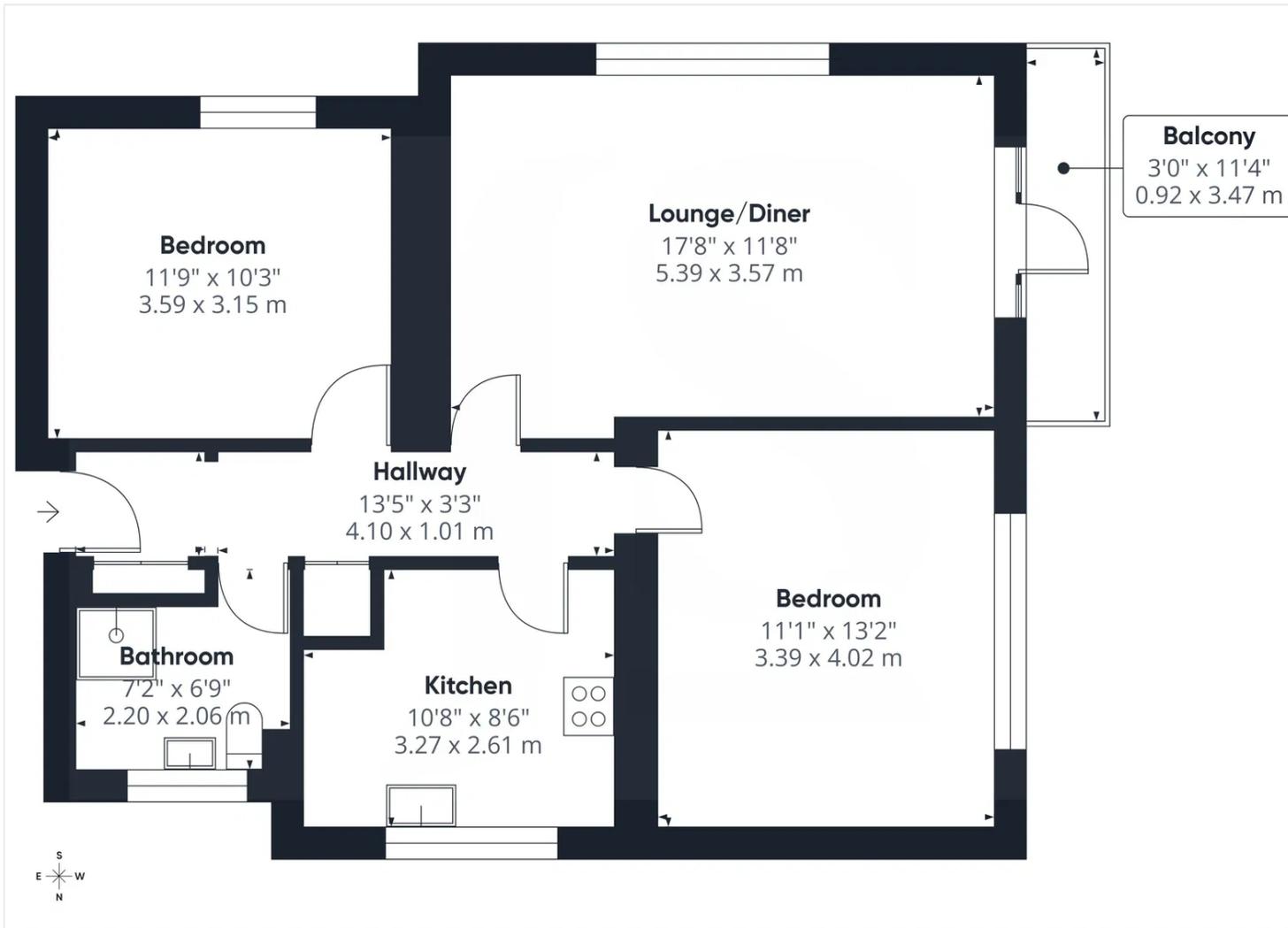
**Tenure:** Leasehold

**Lease Length:** Approximately 930 Years Remaining

**Maintenance:** £2600 per annum (Including Annual Ground Rent)

**Council Tax** Band B





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		78
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	51	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Whilst we endeavour to make our property 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.