



## St Matthews Road, Worthing, BN11 4AU

Asking Price £199,950

Positioned in the ever popular Poets District, this well presented ground floor garden apartment enjoys direct views over Victoria Park and the benefit of both private and communal outside space.

The accommodation is bright and spacious throughout, with a south facing bay fronted lounge offering an attractive outlook across the park, creating a superb living and entertaining space. The kitchen/diner is generously sized with ample storage and space for appliances, while the double bedroom is well proportioned. A modern fitted shower room completes the internal layout.

Externally, the property features a private south facing garden to the front, ideal for enjoying the outlook, along with a large communal garden to the rear and a privately owned storage shed.

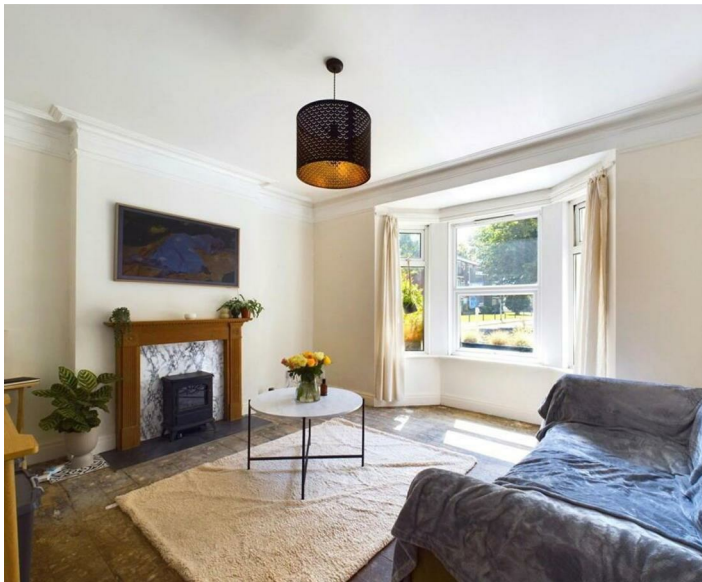
The property also benefits from a long lease and low outgoings, making it an ideal first purchase or investment.



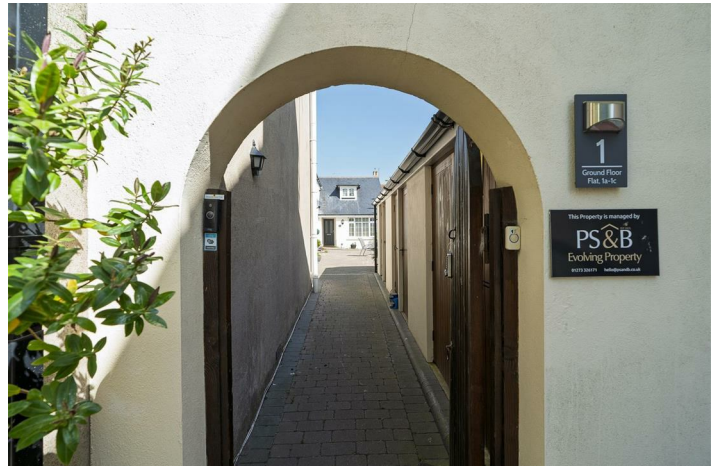
Council Tax Band: A

- Overlooking Victoria Park with open outlook
- Spacious kitchen with dining area
- Modern fitted shower room recently updated
- Large communal rear garden for residents
- Long lease with low annual outgoings

- South facing bay fronted lounge
- Well proportioned double bedroom
- Private south facing front garden space
- Private external storage shed included
- Central location near shops and station



Worthing, a charming seaside town on the south coast of England, strikes a balance between Victorian elegance and contemporary energy. Its extensive pebble beach, historic pier and scenic promenade make for a quintessential coastal experience. A thriving cultural scene, including theatres, galleries and local events, brings vibrancy to the town. With lush green spaces such as Beach House Park and Highdown Gardens, plus a bustling town centre full of shops, restaurants and entertainment, Worthing is a well-connected, welcoming community with a rich history and enduring appeal.



EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	57	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



**St Matthews Road, BN11 4AU**  
Approximate Area: 55 sq m / 592 sq f

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