



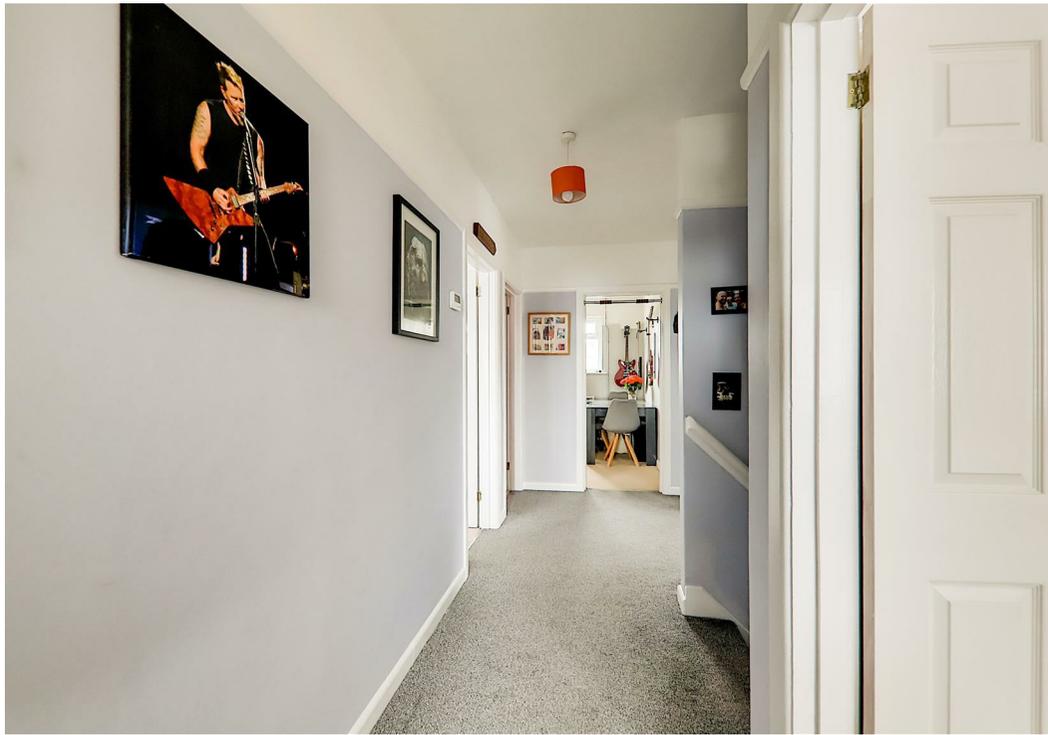
45 Southview Gardens, Worthing, BN11 5JA

Price £300,000



A highly sought after spacious THREE BEDROOM apartment with private rear garden and GARAGE. Located in popular West Worthing within close proximity to the Goring Road shops, cafes, restaurants and transport links. The accommodation briefly comprises, PRIVATE ENTRANCE with stairs to the first floor, spacious hall, 15ft living room with fireplace, modern dual aspect kitchen, three bedrooms, bathroom and separate Wc. Externally there is a WEST ASPECT REAR GARDEN and garage. Benefits include gas central heating, double glazing, long lease with a SHARE OF FREEHOLD and low outgoings.

- Three Bedrooms
- West Aspect Rear Garden
- Garage
- Popular West Worthing
- Leasehold & Share of Freehold
- Gas Central Heating
- Double glazing
- 15ft Lounge





### Private Entrance

Double glazed front door opening to entrance area with staircase rising to the first floor.

### Hall

A spacious hall connecting all rooms. Double glazed window and low level double cupboard housing electric meter. Two Radiators. Wall mounted central heating thermostat. Picture rail. Access hatch to loft space housing combination boiler.

### Living Room

4.87 x 3.77 (15'11" x 12'4")

Tiled surround fireplace. Double glazed window. Radiator. Picture rail.

### Kitchen

3.25 x 3.10 (10'7" x 10'2")

A dual aspect room with three double glazed windows. Excellent range of working surfaces with cupboards and drawers fitted under. Inset sink. Space for washing machine. Space for cooker with concealed extractor above. Integrated slimline dishwasher. Part tiled walls.

### Bedroom One

4.00 x 3.59 (13'1" x 11'9")

Recessed cupboard. Double glazed window. Radiator. Picture rail.

### Bedroom Two

4.12 x 3.76 (13'6" x 12'4")

Double glazed window. Radiator. Picture rail.

### Bedroom Three

3.10 x 2.44 (10'2" x 8'0")

Double glazed window. Radiator. Picture rail.

### Bathroom

Comprising painted wood panelled bath with shower above and folding screen and pedestal wash hand basin. Chrome towel radiator. Double glazed obscure glass window. Tiled walls.

### Separate Wc

Low level flush Wc. Wall mounted wash basin with tiled splashback. Double glazed obscure glass window. Radiator.

### Private Rear Garden

Of popular Westerly aspect and laid to lawn with raised decked entertaining area. Enclosed by fencing. Gate to side.

### Garage

Adjoining the rear garden with up and over door.

### Required Information

Leasehold with a share of freehold

Length of lease: 163 years remaining

Annual service charge: TBC

Annual ground rent: £0

Council tax band: C

Draft version: 1

Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to



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