



**Mill Road, Worthing, BN11 5HG**

Guide Price **£160,000**



**Property Type:** Studio

**Bedrooms:** 1

**Bathrooms:** 1

**Receptions:** 1

**Tenure:** Leasehold

- Top Floor Purpose Built Flat
- Studio With Bedroom Divider
- Fitted Separate Kitchen
- Bathroom
- A Range Of Built In Storage
- Long Lease & Share Of Freehold
- Unallocated Parking
- 0.5 Miles To West Worthing Train Station
- Walking Distance Of Shops & Amenities
- South Facing 22ft Studio Room

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#### **INTERNAL**

Accessed via stairs rising to the second floor, this property benefits from its own private front door opening into a entrance hall. The hall offers practical storage solutions, including a cupboard with hanging rail and shelving, as well as a separate airing cupboard with additional shelving. The impressive south-facing studio room and is filled with natural light. This generous living space features a range of built-in wardrobes providing excellent storage, and flows seamlessly into the internal bedroom area. The internal bedroom offers a defined sleeping space, complete with a built-in storage cupboard with shelving. The fitted kitchen offers a range of wall mounted and low level cupboards and drawers, complemented by wood effect work surfaces. There is an inset stainless steel sink, space for an under-counter fridge and washing machine, as well as an integral oven with electric hob and extractor fan over. The bathroom is fitted with a panelled bath with mixer shower attachment over, wall-mounted hand basin, low-level WC, and a heated towel rail, completing the accommodation.



#### **EXTERNAL**

Non allocated parking throughout.

#### **SITUATED**

Situated on Mill Road, the property is just a few minutes' walk from West Worthing high street, which offers a wide range of everyday amenities including greengrocers, coffee shops and convenient mainline bus routes. The flat is approximately 0.5 miles from West Worthing train station, providing excellent transport links, while Worthing town centre is around 1 mile away. Here you will find an extensive selection of theatres, restaurants, cinemas and shopping facilities, making this an ideally located home for both convenience and lifestyle.

#### **TENURE**

Service Charge: tbc

Lease: Balance of 999 year lease with share of freehold.



Whilst we endeavour to make out 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.