



2 School Yard

, Worthing, BN11 1AS

Guide price £240,000

Leasehold Council Tax Band B



We are delighted to offer for sale this beautifully presented maisonette set within a gated development in an enviable position in Worthing town centre.

The accommodation comprises a private entrance with stairs leading to first floor, a modern fitted kitchen with a range of base level units and integrated appliances. There is a spacious dual aspect living room, two double bedrooms and a stylish bathroom with shower over the bath.

The property benefits from plantation shutters, is presented in excellent condition throughout and is offered for sale with no forward chain.

Externally, the property enjoys access to well kept communal gardens with secure gated entry.

Situated just off Portland Road, this property is ideally located in Worthing town centre, moments away from the recently renovated Portland Place, offering a variety of bars, restaurants, and cafés. Worthing mainline railway station is within walking distance, providing excellent transport links to major towns and cities.

Lease years remaining - 113

Service charge - £500pa

Ground rent - £150pa

[Private Entrance](#)

[Stairs To First Floor](#)

[Entrance Hallway](#)





Modern Fitted Kitchen
13'9 x 6'10 (4.19m x 2.08m)

Dual Aspect Living Room
16'1 x 12'7 (4.90m x 3.84m)

Bedroom One
13'6 x 12'7 (4.11m x 3.84m)

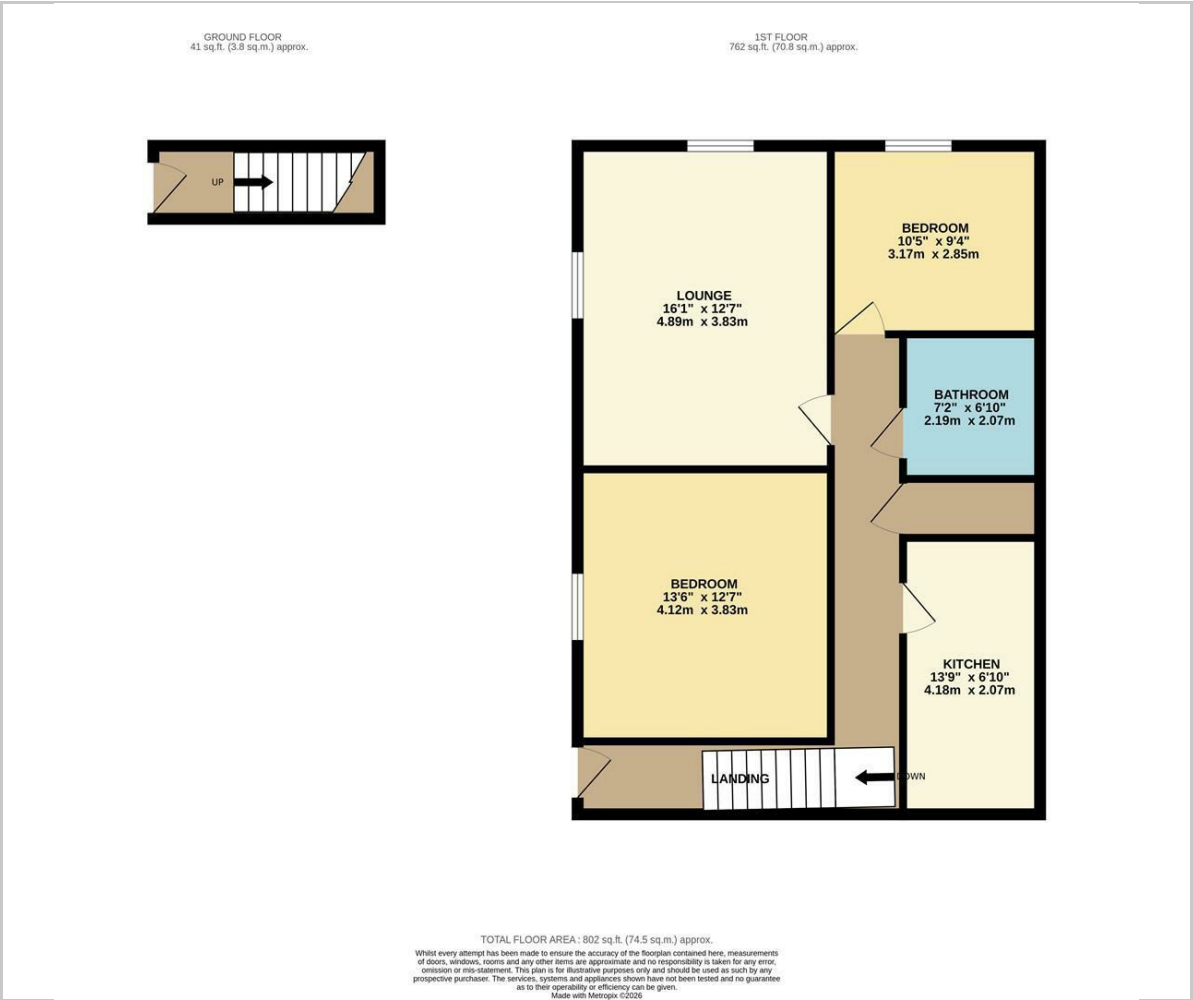
Bedroom Two
10'5 x 8'4 (3.18m x 2.54m)

Stylish Bathroom
7'2 x 6'10 (2.18m x 2.08m)

Communal Gardens



Floor Plan



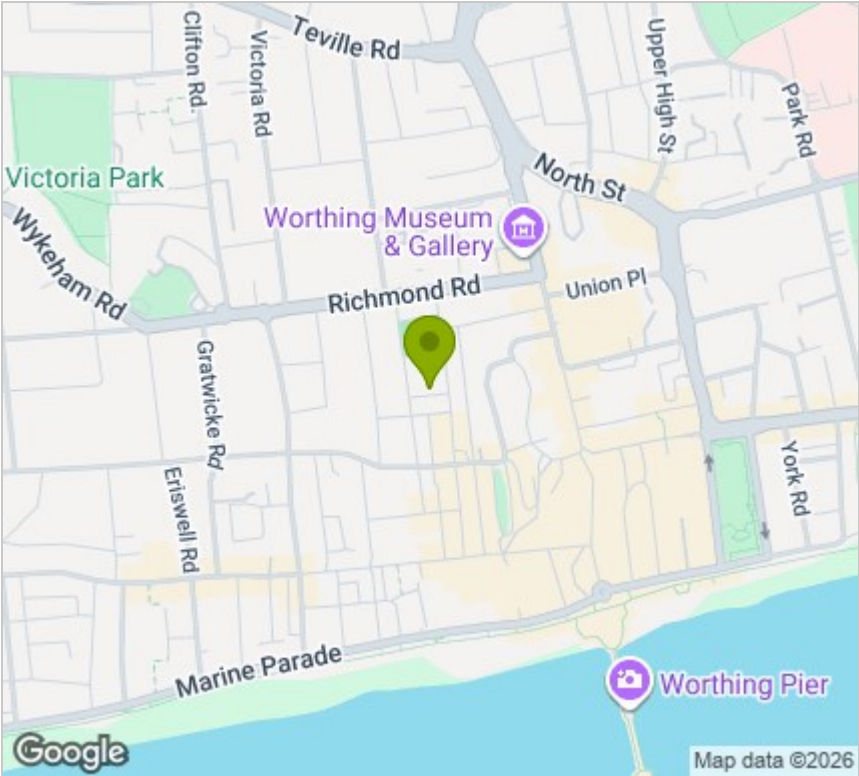
Viewing

Please contact our Broadwater Office on 01903 958282 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.

Area Map



Energy Efficiency Graph

