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## Description

We are delighted to offer this spacious two-bedroom first-floor flat situated above commercial premises on the ever-popular Brighton Road, just yards from Worthing town centre and seafront. Ideally positioned close to local shops, cafés, parks, bus routes and the mainline station, this property offers convenient coastal living and represents an excellent opportunity for first-time buyers or buy-to-let investors alike.

## Key Features

- Spacious two-bedroom first-floor flat
- Private entrance with staircase access
- Bright open-plan lounge/dining/kitchen area
- Bay window providing excellent natural light
- Fitted kitchen with space for appliances
- Split-level layout with characterful design
- Modern bathroom with rainfall shower over bath
- Generous rear double bedroom
- Prime location close to town centre, seafront and transport links
- Chain Free | Council Tax Band A | EPC Rating D





### Property Description

This well-proportioned two-bedroom first-floor flat is accessed via a private entrance with stairs leading to the main accommodation. The property features a bright and spacious open-plan lounge/dining room/kitchen to the front, enhanced by a bay window which fills the space with natural light and allows for flexible living arrangements.

The kitchen area is fitted with work surfaces and offers space for appliances including a dishwasher, washing machine and cooker, making it both practical and functional.

A short set of steps leads down from the living area to one of the bedrooms, adding a unique split-level feel. To the rear of the property is a modern family bathroom fitted with a panel-enclosed bath and rainfall shower over, alongside a generously sized double bedroom offering a quiet and comfortable retreat.

This property is ideally suited to those seeking a centrally located home close to the town centre and seafront, with strong appeal for both owner-occupiers and investors alike.

### Tenure

Leasehold with 101 years remaining.

Service Charge: £1,800 per annum.



