

Valencia Road, Worthing, BN11

£315,000

Jacobs | Steel









Property Type: Ground Floor Flat

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Tenure: Freehold

Council Tax Band: A

- Ground Floor Garden Apartment
- Two Bedrooms
- Separate Lounge/Diner
- Modern Refitted Bathroom
- Private Rear Garden & Front Garden
- Close To West Worthing Railway Station
- Close To Local Shopping Facilities
- Owns Freehold Of The Building

Jacobs Steel are delighted to offer for sale this spacious and beautifully presented period ground floor garden apartment, situated in the popular West Worthing area. The property combines attractive original Victorian features with modern improvements and benefits from both a private front garden and a thoughtfully designed rear garden. The accommodation comprises two generous double bedrooms, a spacious separate lounge/diner, kitchen and stylish recently refurbished bathroom.





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INTERNAL

A communal front door opens into a welcoming hallway, retaining a number of attractive original Victorian features. A private front door then leads into the apartment's entrance hall, providing access to both bedrooms and the lounge. The apartment has been tastefully renovated while retaining a number of its original period features. The spacious lounge/diner is a bright and inviting room, featuring a door leading into the useful lean-to, which provides additional versatile space and access to the side of the property. The kitchen is well presented and benefits from new double-glazed doors opening directly onto the rear garden. Both bedrooms are generous double rooms. The front bedroom benefits from an attractive bay-fronted window, while the second bedroom features a useful built-in wardrobe. Positioned to the rear of the apartment is the modern, recently refitted bathroom, comprising a bath with shower over, wash hand basin with useful storage and further fittings.

EXERNAL

The property benefits from both private front and rear gardens. To the rear is a private, thoughtfully designed and low-maintenance garden, featuring a patio seating area and lawn, providing an excellent space for outdoor furniture, relaxing and entertaining. There is also a timber shed and spacious side access. The front garden is currently paved with an attractive flower bed and offers potential for the creation of off-road parking, subject to the necessary planning consents.

SITUATED

The property is conveniently situated just a short walk from Tarring Road, which offers a variety of local shops and amenities. Worthing town centre is approximately one mile away and provides a comprehensive range of shopping facilities, restaurants, cafés, pubs, cinemas, theatres and leisure facilities. West Worthing mainline railway station is conveniently located approximately 0.3 miles away, while regular bus services operate nearby, providing excellent transport links.

TENURE

The property owns the freehold of the building.
Building insurance: approximately £93 per annum.



Approximate total area(1)

789 ft²

73.4 m²

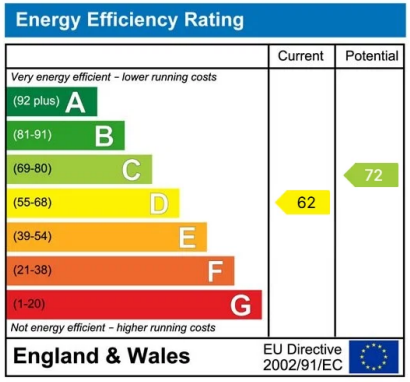
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







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 your, please contact the office and we will be please to check the informaiton for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purpose 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.

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