



**St. Raphael Road, Worthing, BN11**

Guide Price **£225,000**



**Property Type:** Flat

**Bedrooms:** 1

**Bathrooms:** 1

**Receptions:** 1

**Tenure:** Leasehold

**Council Tax Band:** A

- Ground Floor Flat
- Private Garden
- One Bedroom
- Bay Fronted Lounge
- Modern Fitted Kitchen
- Re-Fitted Bathroom
- Share of Freehold
- Close To Local Shopping Facilities
- Quiet Location
- Close To Worthing Seafront

We are delighted to bring to the market this well-presented ground floor garden flat. The property offers a generous bedroom, a bright bay-fronted lounge, a fitted kitchen, and a bathroom. Tucked away along a private road, the property enjoys a peaceful setting while remaining conveniently close to local shops, amenities, and the seafront, all within a short walk.





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### **INTERNAL**

Accessed via a communal entrance, the property opens into a welcoming entrance hall providing access to all rooms. The spacious lounge features a charming bay-fronted window, exposed wooden floorboards, an attractive fireplace surround, and built-in cupboards and shelving. The refitted kitchen is well-appointed with a range of wall and base units, an integrated fridge, integrated washing machine, integrated dishwasher, oven with gas hob, and a traditional butler's sink. A door from the kitchen leads directly out to the private garden, ideal for indoor-outdoor living. The bedroom benefits from ample built-in storage and continued wooden flooring. The bathroom is fitted with a bath and shower over, glass screen, wash hand basin, WC, and fully tiled walls. Further benefits include a useful understairs storage cupboard, providing additional practical space.

### **EXTERNAL**

The apartment further benefits from a private rear garden, thoughtfully laid to paving for ease of maintenance. A raised paved terrace provides the perfect space for outdoor furniture, ideal for entertaining or relaxing.

### **SITUATED**

Down a private road located just off of Wallace Avenue. Bus routes run along Wallace Avenue and Goring Road Shopping Facilities with its coffee shops, convenience stores, pharmacy and banks is at the top of the road. Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is just under 1.5 miles away and the nearest station is West Worthing, which is just under a mile away. Worthing Seafront is located just a short walk away from the property.

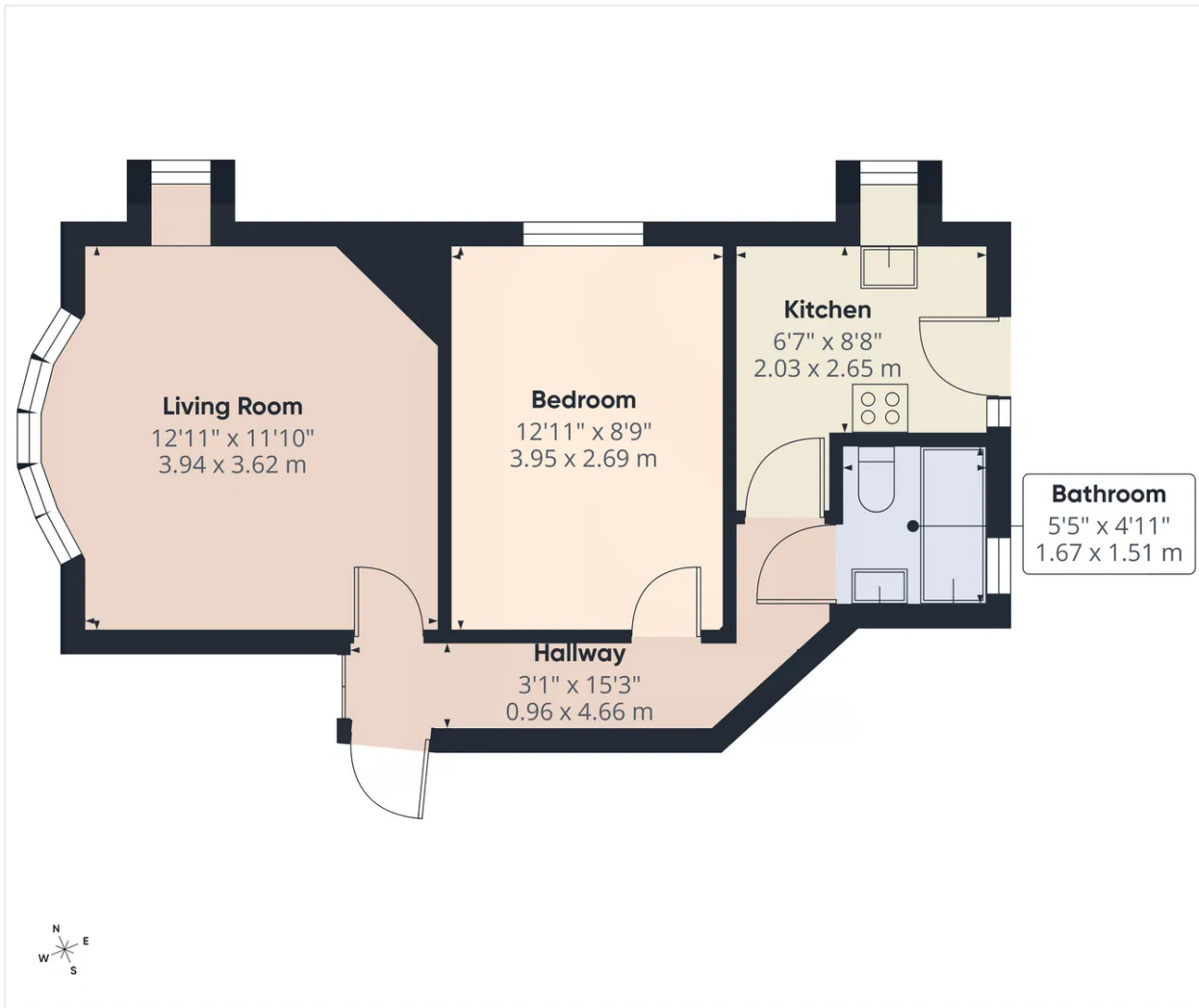
### **Tenure**

Leasehold (potential to buy into the freehold - ask for details)

Lease: 149 Years

Maintenance: paid on an 'as and when' basis of which our client pays 1/3



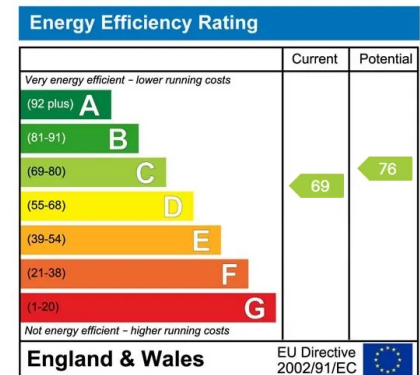


Approximate total area<sup>(1)</sup>  
430 ft<sup>2</sup>  
39.9 m<sup>2</sup>

(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 our 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.