

Hurst Avenue, Worthing, BN11

£350,000

Jacobs | Steel









Property Type: Ground Floor Flat

Bedrooms: 3

Bathrooms: 1

Receptions: 1

Tenure: Leasehold

Council Tax Band: B

- Ground Floor Apartment
- Three Bedrooms
- Modern Fitted Kitchen
- Modern Bathroom
- Lounge with Doors Out to The Garden
- Garage
- Off Road Parking
- Private Rear Garden
- Basement
- Close To Local Shopping Facilities

We are delighted to present this spacious ground-floor apartment, offering well-proportioned accommodation throughout. The property features three bedrooms, a bright and comfortable lounge with doors opening onto the private rear garden, a fitted kitchen, a four-piece bathroom, and a separate WC. Further benefits include a private rear garden, a garage with off-road parking in front, and a useful basement providing additional storage space. Conveniently situated close to local shopping facilities and amenities, this property offers both comfort and practicality in a desirable location.





INTERNAL

A front door opens into a welcoming entrance hall, providing access to all rooms, along with a useful storage cupboard and cloakroom. The property offers three bedrooms, with the spacious principal bedroom featuring fitted wardrobes and drawers, as well as an attractive bay-fronted window. The second bedroom is currently arranged as a dining room but is generously sized and can comfortably accommodate a double bed. The bright and airy lounge enjoys views over the rear garden and benefits from double doors opening directly onto the outdoor space, creating an excellent flow for indoor-outdoor living. The modern kitchen is fitted with a range of wall and base units and incorporates a selection of integrated appliances, including a washing machine, dishwasher, eye-level oven, microwave, sink with drainer, and a door providing direct access to the rear garden. Completing the accommodation is a well-appointed bathroom featuring a corner shower, freestanding bath, wash hand basin, and WC. the property features fitted shutters and blinds throughout the property.

EXTERNAL

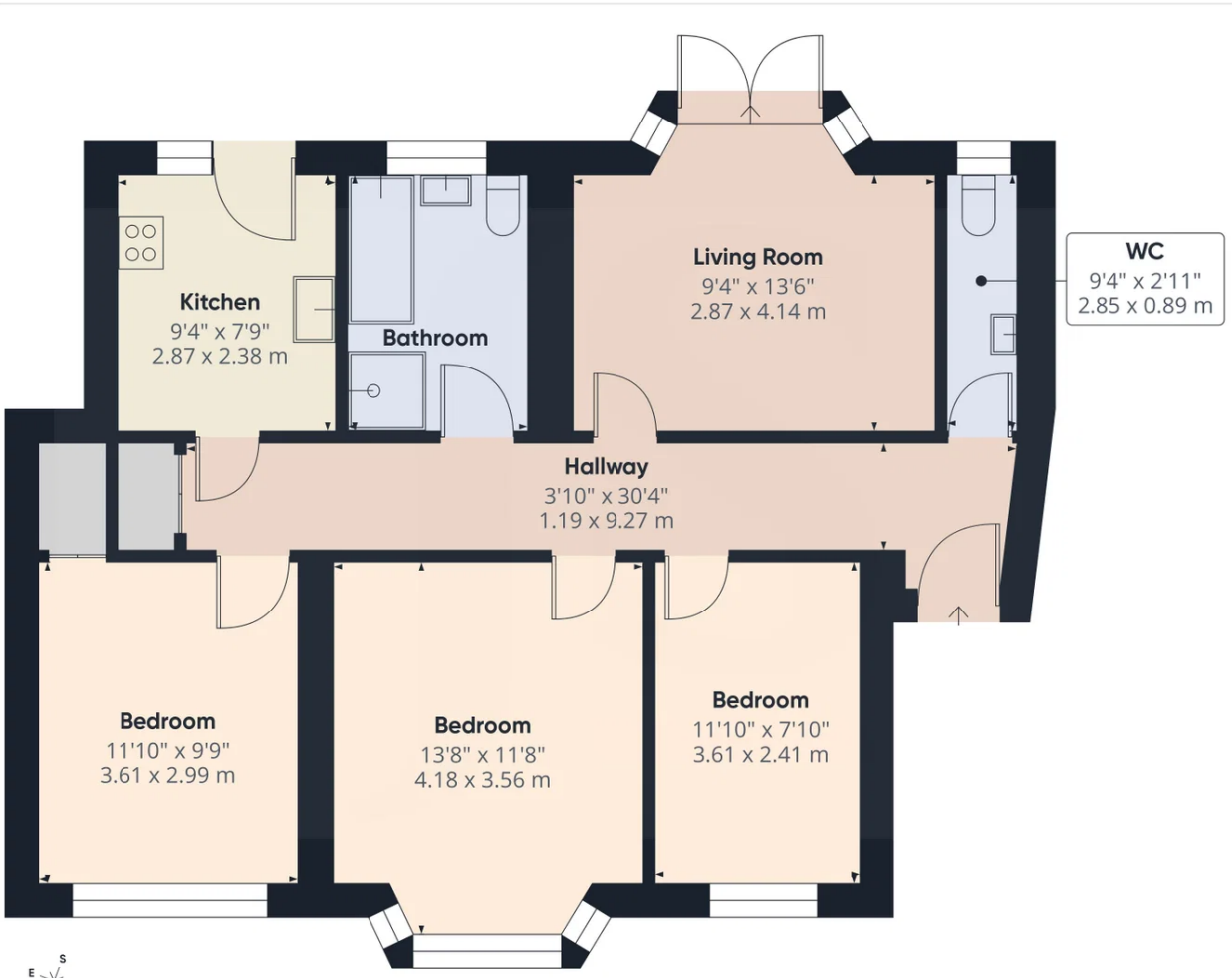
The property benefits from off-road parking leading to the garage, which is fitted with an up-and-over door. To the front, there is a well-maintained lawned garden, while the rear garden provides an attractive outdoor space with a lawn, established plants, shrubs and mature trees. A patio area offers ample room for outdoor dining and seating, with a shingle pathway providing side access. A gate from the rear garden leads to a communal area, where stairs descend to the private basement. A secure, locked door provides access to the basement, which offers useful additional storage space.

SITUATED

Situated on the highly desirable Hurst Avenue, this property occupies a peaceful residential location within easy reach of West Worthing seafront. West Worthing railway station is approximately 0.7 miles away, providing convenient links to surrounding areas and beyond. Regular bus services operate along nearby Grand Avenue and Mill Road, while Goring Road local shopping parade is just 0.2 miles away, offering a range of eateries, convenience stores, banks, and a pharmacy. Worthing town centre, with its extensive selection of shops, restaurants, cafés, and theatres, is approximately 1.5 miles from the property, making this an ideal location that combines coastal living with excellent local amenities and transport connections.

TENURE

Leasehold: 114 years remaining.
Service Charge: As an when, responsible for anything below the First floor.



Ground Floor

Approximate total area(1)

828 ft²

76.9 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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