



Bath Road, Worthing, BN11 3PA

Guide Price **£275,000**



Property Type: Flat

Bedrooms: 1

Bathrooms: 1

Receptions: 1

Tenure: Share of Freehold

- Converted Edwardian Apartment
- Ground Floor
- One Double Bedroom
- Spacious South Facing Lounge/ Diner
- South Facing Terrace With Direct Access to Communal Garden
- 200 Yards to Worthing Seafront
- Storage Basement
- Close proximity to shops, eateries and transport links
- Period Features
- Share of Freehold

Jacobs Steel are delighted to present this charming converted Edwardian ground-floor apartment to the market. The property features a well-proportioned bedroom, a bright and spacious south-facing lounge/dining room, a fitted kitchen, and a bathroom. The property also benefits from a private south-facing terrace and is ideally situated just 200 yards from Worthing seafront.





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INTERNAL

A large and welcoming communal entrance serves just two flats, featuring an original wooden front door that opens into a characterful hallway with period correct features. The apartment's front door leads into a spacious hallway with original floorboards, high ceilings, and access to all rooms. The generous south-facing lounge/dining room boasts a feature bay window, original wooden flooring, a panelled ceiling, decorative arches, and a fireplace, creating a bright and elegant living space. The kitchen is fitted with a range of cabinets, work surfaces, a sink with drainer, a built-in oven with electric hob, with space and provisions for additional appliances. The bedroom benefits from a useful storage cupboard. The bathroom comprises a corner bath with an electric shower above, wash hand basin, and WC. The property further benefits from a basement, providing excellent additional storage space.

EXTERNAL

To the rear of the property is a south-facing terrace, offering ample space for outdoor dining and relaxation. This overlooks the communal garden, which is mainly laid to lawn with a patio area and attractive floral borders.

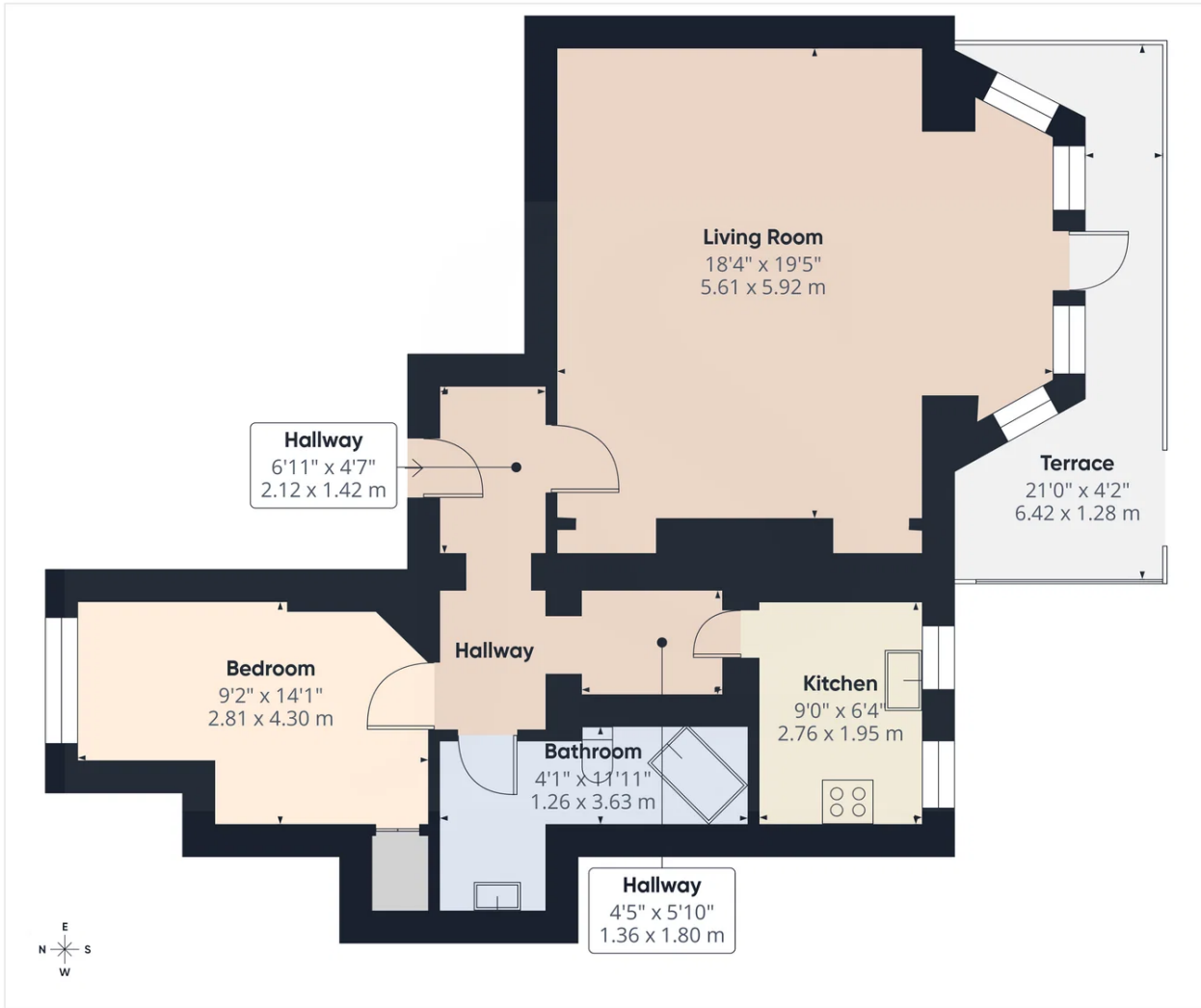
SITUATED

Located on Bath Road, the property is just over 200 yards from Worthing seafront. The nearest train station is West Worthing, approximately 0.7 miles away at the top of Grand Avenue. Regular bus routes run along Grand Avenue, Heene Road, and West Parade. West Worthing High Street, offering a range of convenience stores, eateries, pharmacies, and banks, is approximately 0.6 miles away. Worthing town centre, with its comprehensive selection of shops, restaurants, and theatres, is around 1 mile from the property.

TENURE

Share of Freehold
Remainder Of A 999 year Lease
Service Charge: £152.46 per month





Approximate total area^m

661 ft²
61.4 m²

Balconies and terraces

123 ft²
11.4 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



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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.