



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

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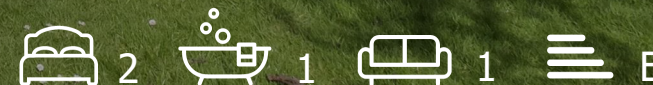
BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE

36 College Gardens

West Worthing, Worthing, BN11 4QQ

Asking price £200,000

Leasehold Council Tax Band B



Tucked away in the ever-popular West Worthing area, this well-presented two bedroom ground floor flat at 36 College Gardens offers an excellent opportunity for first-time buyers, downsizers or investors alike – and with no onward chain, a smooth and straightforward move could be just around the corner.

Positioned within a well-maintained development, the property benefits from its own private entrance and a practical, well-proportioned layout throughout. The living room is a bright and comfortable space, ideal for both relaxing and entertaining, with plenty of room for sofas and a dining table if desired. The kitchen is thoughtfully arranged with ample worktop and storage space, making day-to-day living easy and efficient.

Both bedrooms are good-sized doubles, offering flexibility for guests, a home office or additional storage if needed. The bathroom is neatly appointed and conveniently positioned off the hallway.

One of the real advantages here is the inclusion of a private garage, providing secure parking or valuable extra storage – a sought-after feature in this location. Residents also benefit from well-kept communal areas and a peaceful setting, while still being within easy reach of local shops, amenities and transport links. West Worthing station is nearby, offering direct links along the coast and into London, and the seafront is just a short distance away for those who enjoy coastal walks.



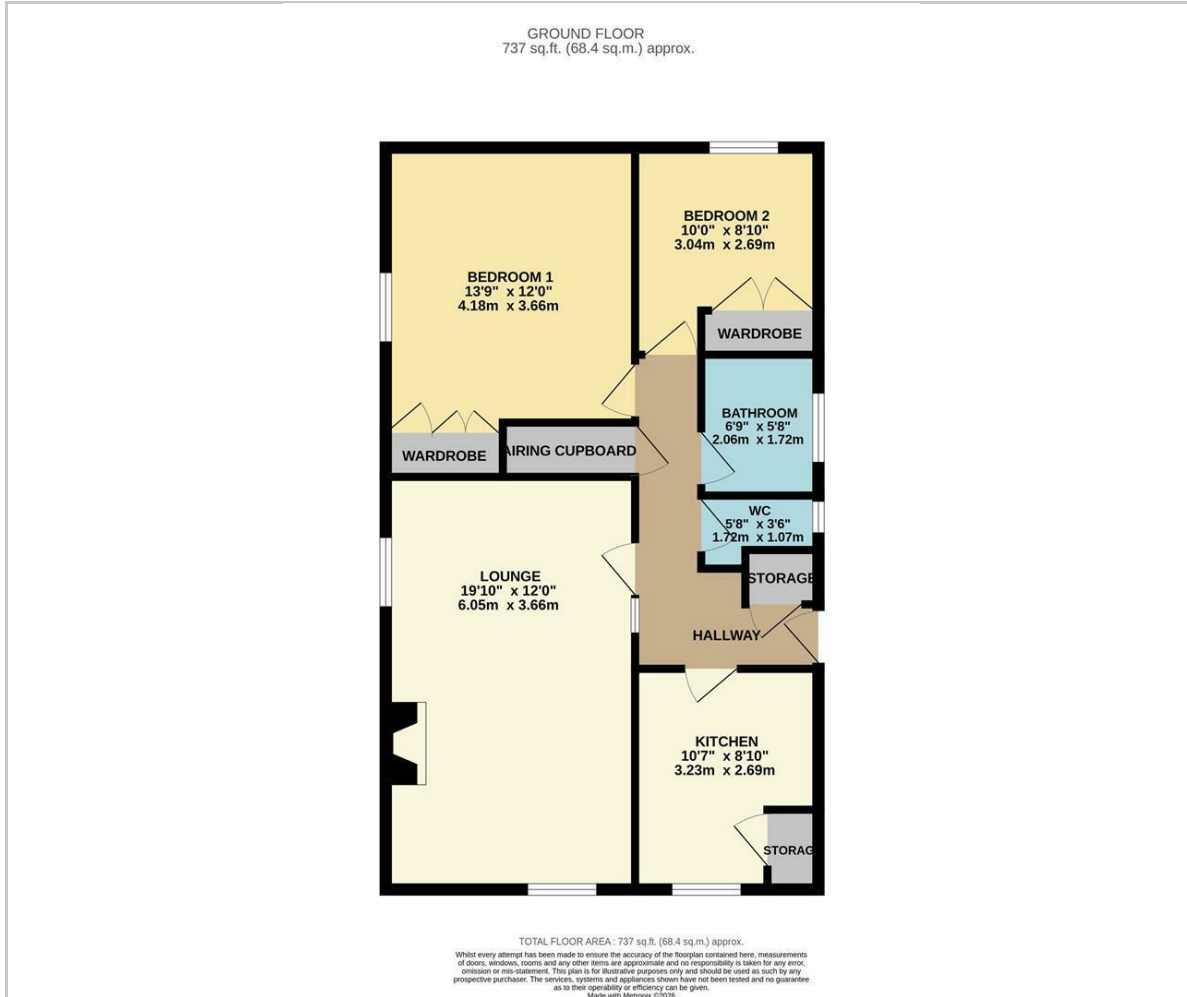


Whether you're looking for a comfortable home by the sea or a smart addition to your portfolio, this ground floor apartment combines location, practicality and potential. With no onward chain, it's ready and waiting for its next chapter.



Lease years remaining - 940  
Service charge - £1944pa

## Floor Plan



## Viewing

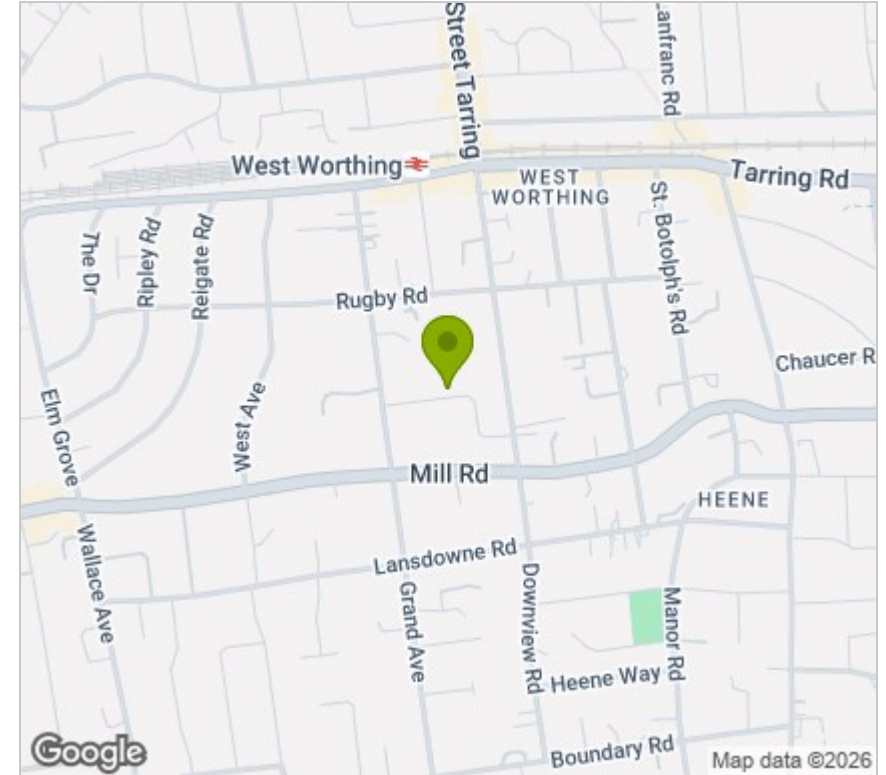
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

