



Eton Road, Worthing, BN11
£315,000



Property Type: Ground Floor Flat

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Tenure: Freehold

Council Tax Band: B

- Ground Floor Garden Apartment
- Two Bedrooms
- Separate Lounge
- Modern Fitted Kitchen
- Modern Bathroom
- Private Rear Garden & Front Garden
- Share Of Freehold & Long Lease
- Close To West Worthing Railway Station
- Original Features
- Close To Local Shops & Amenities

We are delighted to offer for sale this immaculately presented and spacious ground floor garden apartment, forming part of an attractive Victorian mid terrace property in the popular West Worthing area. The accommodation comprises two double bedrooms, separate lounge, a modern fitted kitchen and a stylish bathroom. Further benefits include a private rear garden and the potential for off road parking subject to planning permission.





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 lounge is a bright and inviting space, featuring a character fireplace and a south facing window which allows plenty of natural light to fill the room. The modern kitchen has been thoughtfully designed with bespoke cabinetry, complemented by a substantial solid walnut worktop. A range of appliances includes a five ring gas hob, eye level oven and built in microwave, while there is also space and plumbing for a slimline dishwasher and washing machine. Both bedrooms are generous doubles. The bedroom to the front offers a bay fronted window and a fireplace. Positioned to the rear of the property is the stylish re fitted bathroom, comprising a bath with shower over and a distinctive Crittall-style glass shower screen. The room is finished with fully tiled walls, a bespoke wooden vanity unit with wash hand basin, underfloor heating and a digitally heated LED mirror.

EXTERNAL

The property benefits from both front and rear gardens. The front garden is currently paved with an attractive flower bed and offers the potential to create off road parking, subject to the necessary planning consents. To the rear is a private, thoughtfully designed low maintenance garden, featuring a decked seating area and a recently laid paved patio, providing plenty of space for outdoor furniture and entertaining. Further features include a timber shed, covered area with a washing line and further space for storage, making the garden both practical and enjoyable.

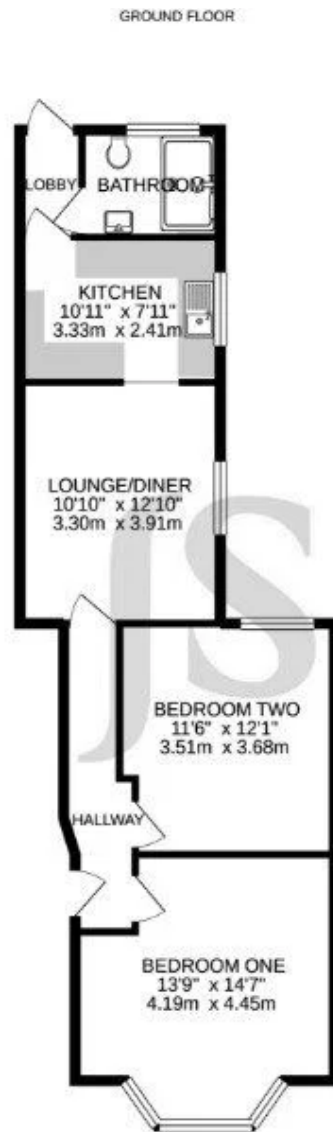
SITUATED

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

Share of Freehold
Lease: Approximately 995 years remaining
50% share, payable on an as-and-when basis





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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