



1 Ladybower Road, Worthing, BN13 3NU

Guide Price **£250,000**



Property Type: Ground Floor Flat

Bedrooms: 2

Bathrooms: 2

Receptions: 1

Tenure: Leasehold

Council Tax Band: B

- Beautifully Presented Two Bedroom Apartment
- Spacious Open-Plan Kitchen/Living Area
- Private Balcony
- Floor-to-Ceiling Windows
- Principal Bedroom With En Suite
- Modern Fitted Kitchen With Integrated Appliances
- Two Generously Sized Storage Cupboards
- Allocated Parking Space
- Well-Maintained Communal Grounds
- Convenient Location With Easy Access to the A27 & A259

We are delighted to offer to the market this beautifully presented two-bedroom apartment, situated within a popular residential development. The property features a spacious open-plan kitchen/living area with floor-to-ceiling windows and access to a private balcony, alongside two double bedrooms, including a principal bedroom with en suite. Further benefits include allocated parking, well-maintained communal grounds and a children's play area, making this an excellent home for a range of buyers.





INTERNAL

Accessed via a communal front door with a secure entry phone system, the apartment opens into a beautifully presented open-plan kitchen/living area, offering ample space for a dining table. The living area benefits from floor-to-ceiling windows, flooding the apartment with natural light, while a door provides access onto the balcony, creating an ideal space to enjoy the sunshine throughout the day. The modern kitchen is fitted with sleek units and a range of integrated appliances, including a dishwasher, fridge/freezer, electric hob, built-in oven and sink with drainer. The property also benefits from two generously sized storage cupboards, one housing a washing machine and shelving, with the other offering further custom-built shelving. The main bathroom comprises a panelled bath with shower over and glass screen, wash hand basin and WC, and also benefits from ample built-in storage. The primary bedroom features a large window and access to an en suite shower room, fitted with a shower cubicle, wash hand basin, WC and vanity storage cupboards. A second double bedroom also benefits from a large window.

EXTERNAL

The property benefits from an allocated parking space. The private balcony provides ample space for outdoor seating, making it an ideal spot for relaxing or entertaining. The development itself offers well-maintained communal grounds and a children's play area, creating a welcoming environment for residents of all ages. The building benefits from a CCTV system with three cameras: one at the main hall entrance, one at the rear hall entrance, and one monitoring the outside rear entrance.

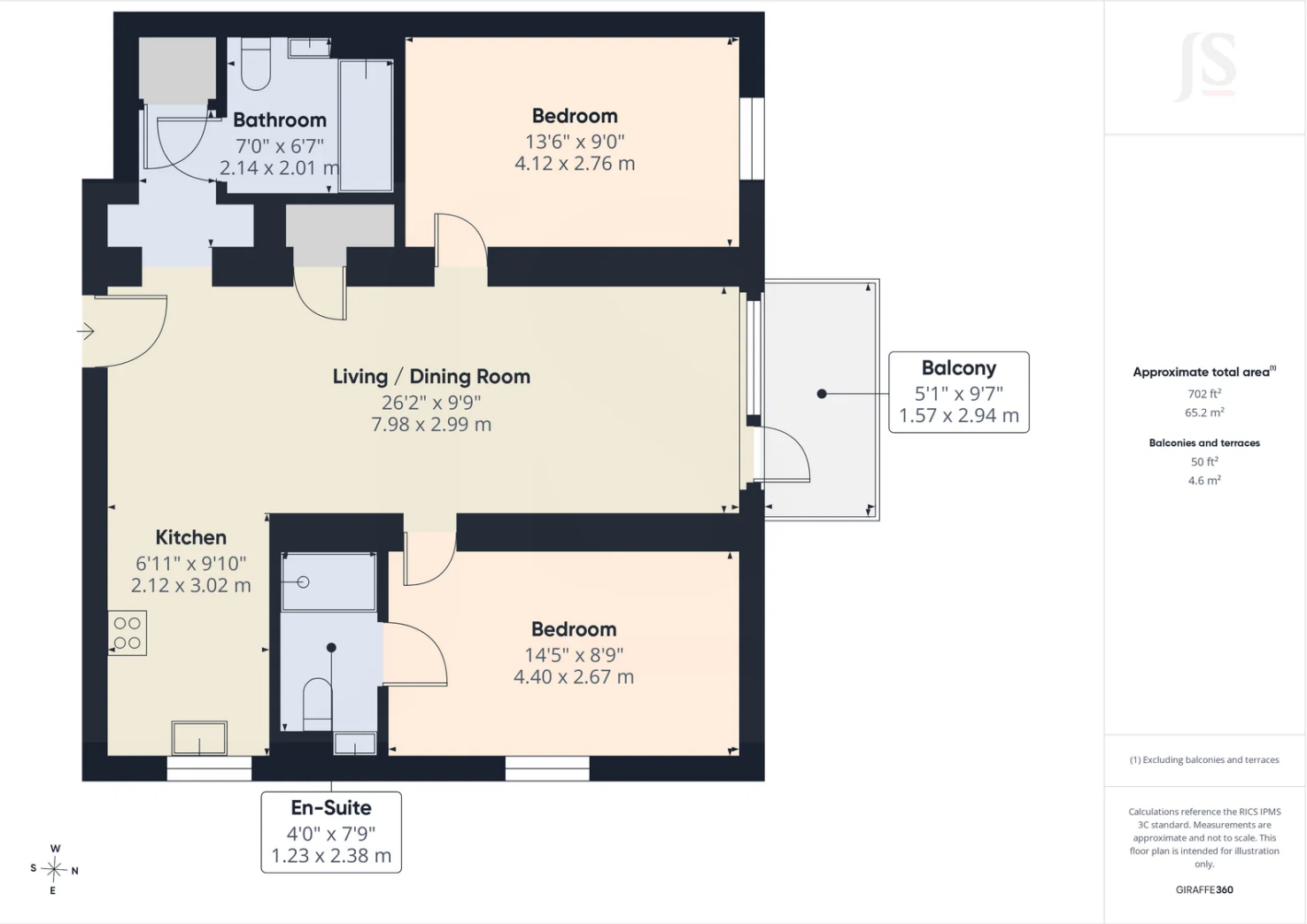
SITUATED

The property is situated just off Fulbeck Avenue, providing easy access to the A27 and A259. Tesco Superstore, along with a range of other local amenities, is approximately 600 yards away. Goring-by-Sea railway station is approximately one and a half miles away, while local bus services run nearby. The property is also located within the catchment area for The Laurels Primary School.

TENURE

Leasehold
 Lease: 999-year lease from August 2022
 Service Charge: £2,282.08
 Ground Rent: Peppercorn





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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 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.