

Pevensey Road, Worthing, BN11 5NS

Guide Price **£275,000**

Jacobs | Steel









Property Type: Flat

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Tenure: Share of Freehold

Council Tax Band: A

- Modern First Floor Apartment
- Private Garden
- Two Double Bedrooms
- Open Plan Lounge / Kitchen / Diner
- Modern Shower Room
- Allocated Parking Space
- Chain Free Sale
- Share Of Freehold
- Close To Goring Road Shops And Seafront
- Popular West Worthing Location

We are delighted to offer to the market this well presented first floor garden apartment. The property features two bedrooms, a bright dual aspect, south facing open plan kitchen, dining and living room, and a modern shower room. Further benefits include a private section of the rear garden, an allocated parking space to the rear, a long lease and a share of the freehold. Ideally situated just a short walk from Worthing Seafront, Marine Gardens and local shopping facilities, this is a superb opportunity to enjoy coastal living in the heart of sought-after West Worthing.





INTERNAL

The communal entrance is located to the rear of the building, with stairs rising to the first floor. A private front door opens into the entrance hall, providing access to all rooms. The property features a bright and spacious south-facing open-plan kitchen, dining and living room with an attractive bay window, allowing plenty of natural light. The kitchen is fitted with a range of wall and base units and includes an integrated oven, gas hob, washing machine and slimline dishwasher, with additional space for a fridge/freezer. There is ample room for both living and dining furniture, creating an ideal space for everyday living and entertaining. There are two bedrooms, with the principal bedroom being a generous double benefiting from fitted wardrobes. Completing the accommodation is a modern shower room fitted with a walk-in shower cubicle, wash hand basin and WC.

EXTERNAL

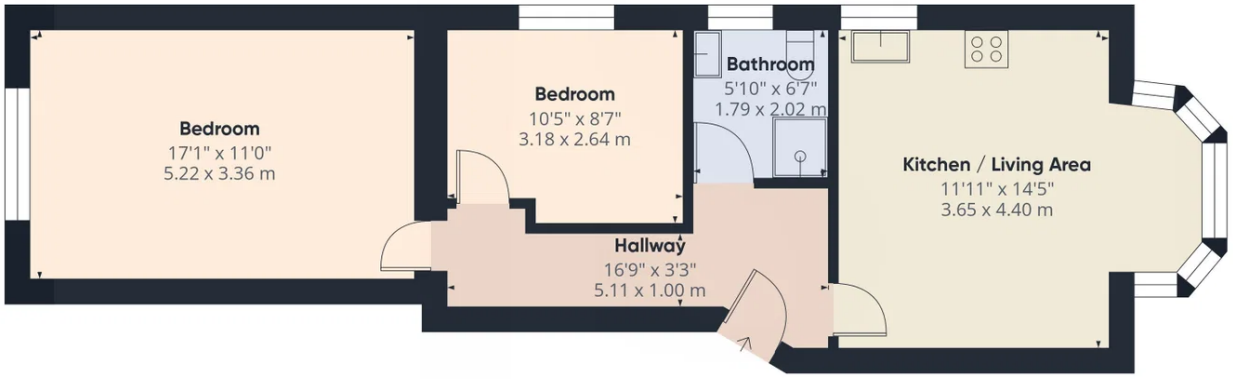
To the rear, the property benefits from its own private section of garden, providing an excellent outdoor space to enjoy. The garden has been designed for low maintenance and features a shingled area, a raised decked seating area, and a timber storage shed. The property also benefits from an allocated parking space located to the rear of the building, with one space provided for each flat.

SITUATED

Situated on the sought-after Pevensey Road in the heart of West Worthing, this property enjoys an enviable location just 0.25 miles from Worthing's popular seafront and promenade. Goring Road's excellent range of independent shops, cafés, convenience stores and everyday amenities are approximately half a mile away, while Worthing town centre, with its extensive selection of shopping facilities, restaurants, pubs, cinemas, theatres and leisure attractions, is within one mile. West Worthing railway station, providing direct services to Brighton and London Victoria, is less than a mile away, and regular bus services operate nearby along Grand Avenue. Marine Gardens is also just a short stroll from the property, offering beautifully maintained gardens and a popular café overlooking the greensward towards the sea.

TENURE

Lease: Remainder of a 999 year lease.
Share of Freehold
Service Charge: £1,200 per annum



Approximate total area(1)

596 ft²

55.4 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







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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