



PEAR
PROPERTIES

St. Andrews Gardens, Church Road, Worthing

Offers Over £240,000



St. Andrews Gardens, Church Road

Spacious first floor flat with 2 double bedrooms, south-facing living room, modern kitchen, luxury bathroom, garage, parking, communal gardens, long lease, and park views in a sought-after location.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: B

- First Floor Flat
- Two Fantastic Size Double Bedrooms
- Spacious South Facing Living/Dining Room
- Modern Kitchen
- Fully Tiled Re-Fitted Bathroom
- Remainder of 999 Year Lease
- Communal Gardens and Residents Parking
- Beautiful Park and Church Views
- Garage
- Popular Location Close to Train Station, Shops and Schools



Hallway

18' 3" x 3' 5" (5.55m x 1.05m)

A welcoming central hallway with Parquet flooring.

Living Room

15' 3" x 11' 8" (4.66m x 3.56m)

A light and airy living room with large double glazed windows giving views over communal gardens and ample space for a dining area as well.

Kitchen

12' 6" x 7' 0" (3.81m x 2.14m)

A modern white high gloss kitchen comprising a range of wall and base units integrated oven, hob and fridge freezer, space for further appliances.

Bedroom One

12' 4" x 9' 4" (3.75m x 2.85m)

A fantastic size double bedroom with built in cupboard and pleasant parkland and Church views.

Bedroom Two

13' 3" x 10' 2" (4.03m x 3.09m)

A further good size double bedroom with built in cupboard.

Bathroom

7' 1" x 6' 9" (2.15m x 2.07m)

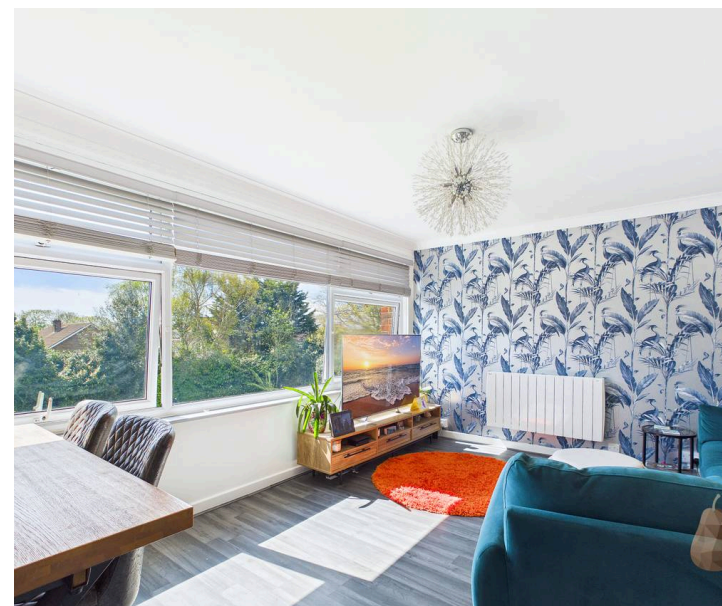
A fully tiled modern white suite comprising bath with shower over, wash hand basin.

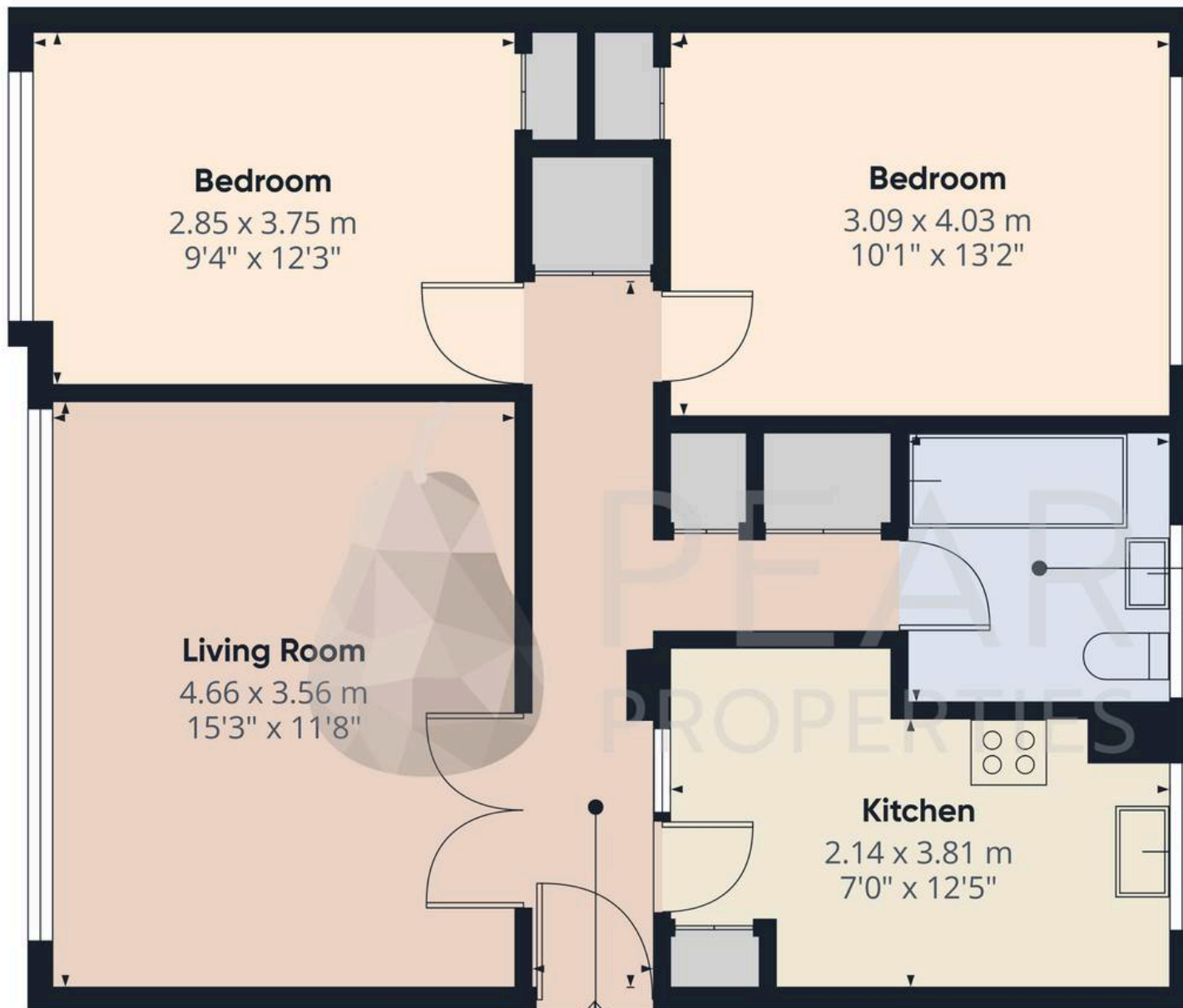


COMMUNAL GARDEN

GARAGE

Single Garage





Approximate total area⁽¹⁾

64 m²
687 ft²

(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.

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Pear Properties

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