



**Bernard Road, Worthing, BN11 5EL**  
**£180,000**



**Property Type:** Flat

**Bedrooms:** 1

**Bathrooms:** 1

**Receptions:** 1

**Tenure:** Leasehold

**Council Tax Band:** A

- First Floor Apartment
- One Double Bedroom
- Modern Fitted Kitchen
- Modern Bathroom
- Seperate Lounge
- Non Allocated Parking
- 200 Yards From Worthing Seafront
- Close to local shopping facilities

**We are pleased to bring to the market this well-presented first-floor apartment. The property comprises a double bedroom, a separate lounge, a fitted kitchen, and a bathroom. Additional benefits include non-allocated parking, and the apartment is ideally located approximately 200 yards from Worthing Seafront and Promenade.**





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#### **INTERNAL**

The property is accessed via a communal front door with a security entry phone system, with stairs leading to the first floor. The front door opens into a welcoming entrance hall providing access to all rooms. The modern fitted kitchen features white units and includes a sink with drainer, built-in oven, electric hob, and space for both a washing machine and a fridge/freezer. A separate lounge offers ample space for living and dining furniture. The bedroom benefits from a built-in wardrobe and additional storage cupboard. The contemporary bathroom comprises a bath with shower over and glass screen, wash hand basin, and WC.

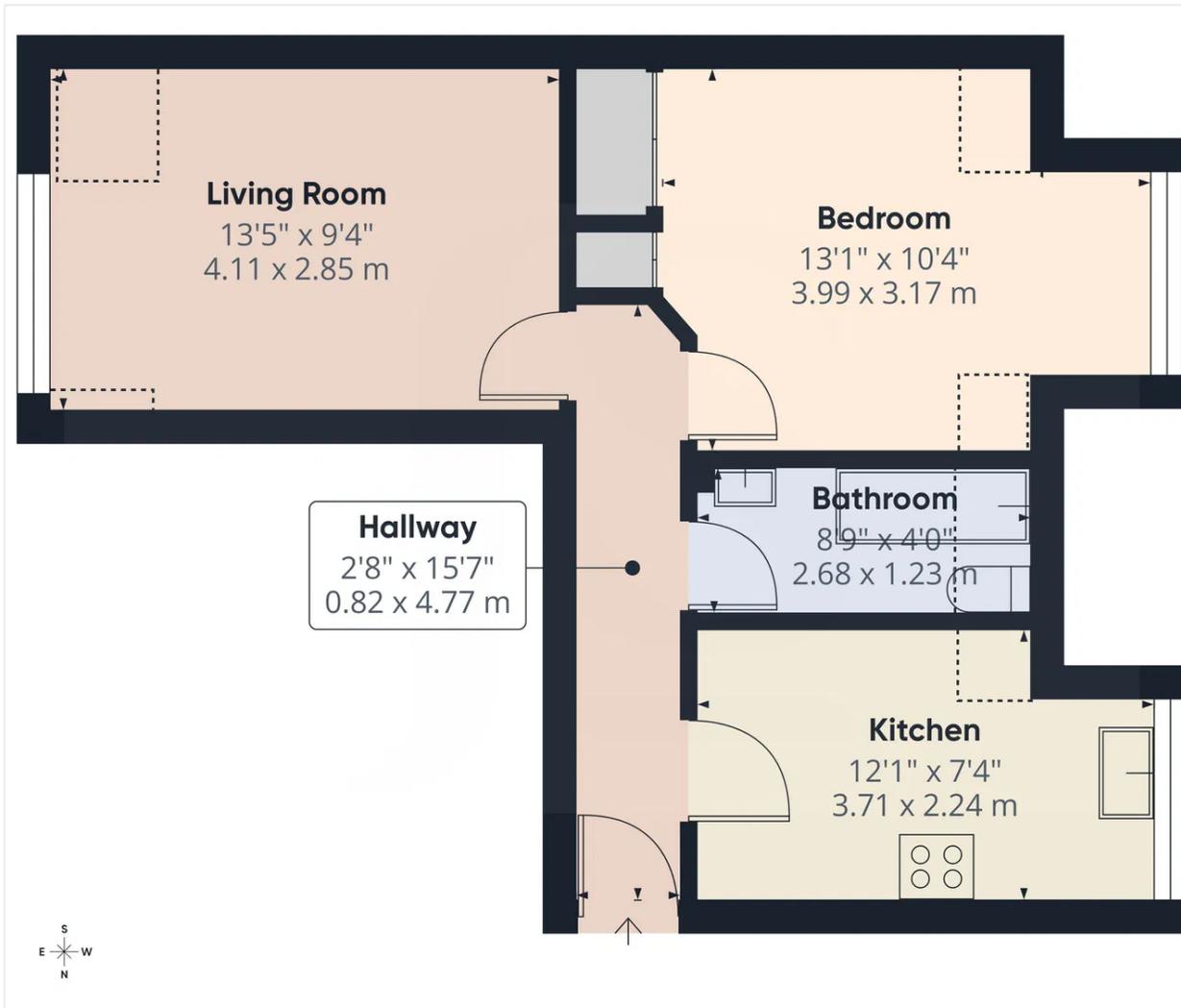
#### **EXTERNAL**

The property benefits from a lawned communal garden located on the west side of the development. There is also a parking area where the allocated parking space is situated.

#### **SITUATED**

Nestled in the peaceful and sought-after residential road of Bernard Road, this charming flat is just 200 yards from the beautiful West Worthing seafront and promenade. The property benefits from excellent transport links, with bus routes running along the neighbouring Wallace Avenue, while the closest train station, West Worthing, is approximately 1 mile away. The vibrant West Worthing high street, offering a wide selection of eateries, a pharmacy, banks, and convenience stores, is only around 0.5 miles from the property. For a more extensive range of shops, restaurants, and theatres, the bustling Worthing town centre is a short 1.5-mile distance away.





**Approximate total area<sup>m</sup>**

417 ft<sup>2</sup>  
38.7 m<sup>2</sup>

**Reduced headroom**

27 ft<sup>2</sup>  
2.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		79
(55-68)	<b>D</b>	55	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Whilst we endeavour to make our 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.