

96 Westlake Gardens

Taring, Worthing, BN13 1LF

Offers over £190,000

Leasehold Council Tax Band B



A spacious two double bedroom second floor apartment, enjoying lovely views over private communal gardens and an ornamental lake. Situated in a convenient location in Tarring, this well-maintained home offers generous living accommodation, a peaceful setting and excellent access to local amenities.

The property is approached via an entrance space with useful storage, leading into a welcoming entrance hall with coat cupboard. The superb, sunny, double aspect L-shaped living room is a particular highlight, with South and East facing windows overlooking the gardens and lake.

The kitchen is equipped with a one and a half bowl stainless steel sink, space for a freestanding electric oven, washing machine and fridge freezer.

Both bedrooms are comfortable doubles, with views towards the Downs. The principal bedroom benefits from spacious mirrored wardrobes spanning one entire wall, while the second bedroom features modern beech double wardrobe units. The bathroom is fitted with a bath and electric shower over, wash hand basin, WC and useful storage.

Further benefits include double glazing

There is unallocated parking to the front of the property, a security entry phone system and stairs leading to all floors. There is also a storage cupboard situated on the first floor.

The apartment is available unfurnished. The property is positioned close to a bus route on Littlehampton Road, with a Tesco Express, petrol station and local pub all within a few minutes' walk. Worthing town centre is approximately two miles away, with convenient access to the A27.

Lease years remaining - 137
Service charge - £1535pa

[Security Entrance](#)

[Stairs To First Floor](#)





Entrance Hall

Lounge Diner
19'2 x 17'8 (5.84m x 5.38m)

Kitchen
8'4 x 6'7 (2.54m x 2.01m)

Bedroom
11'9 x 9'8 (3.58m x 2.95m)

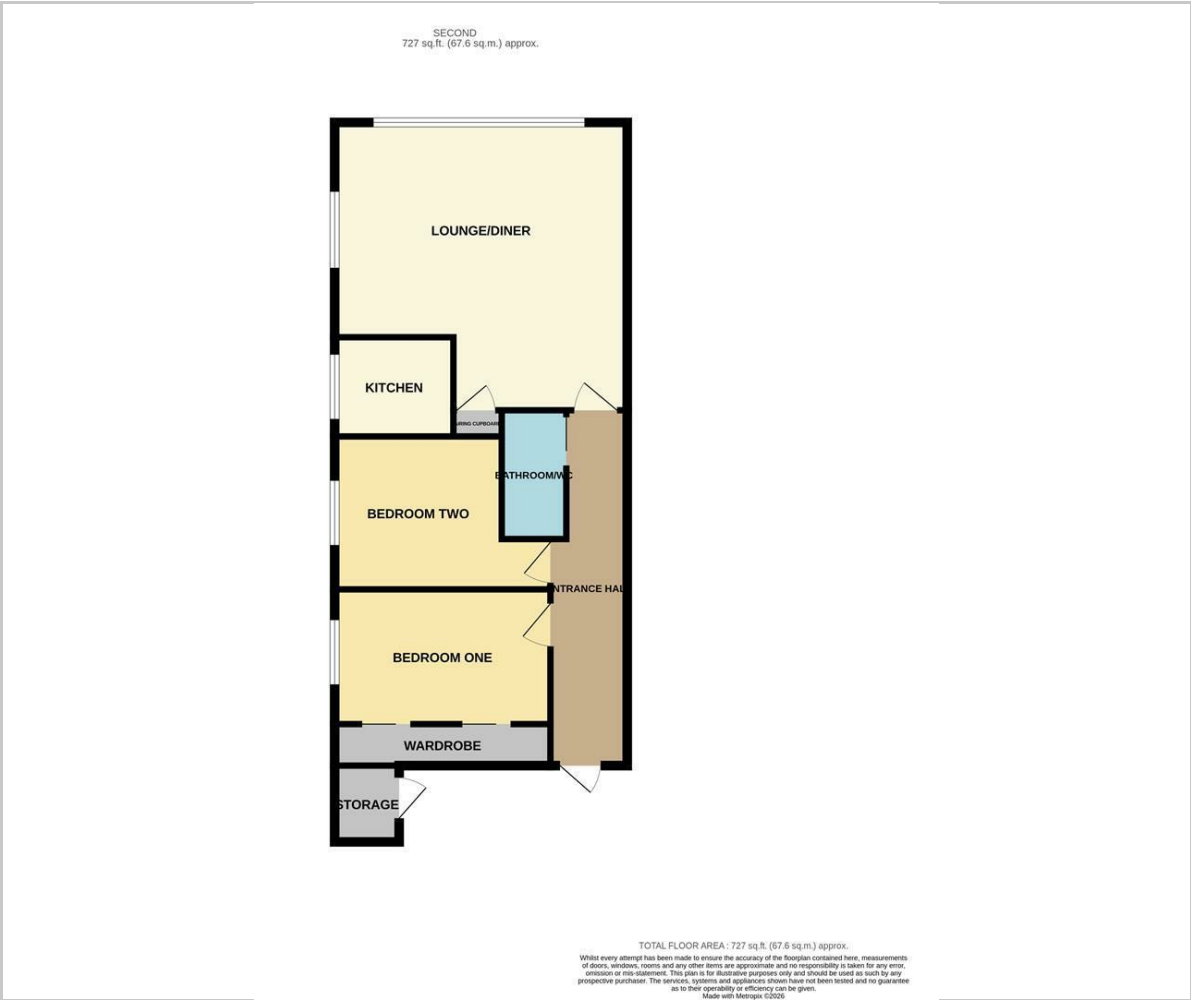
Bedroom
10'4 x 10'3 (3.15m x 3.12m)

Bathroom

Communal Gardens



Floor Plan



Viewing

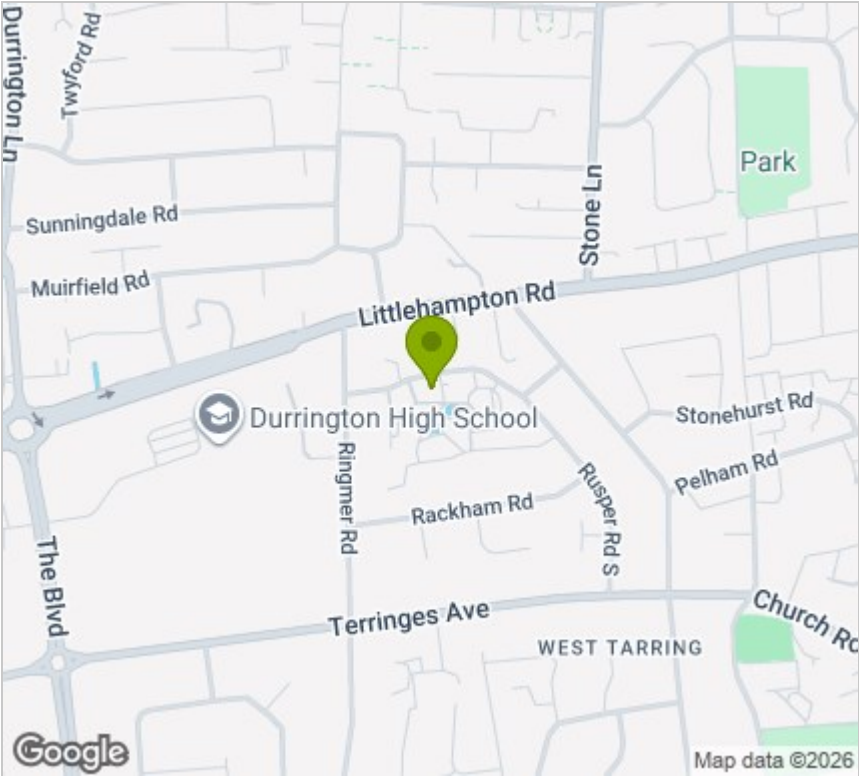
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

