



Park Lodge, Park Road, Worthing, BN11 2BB

Offers Over **£285,000**



Property Type: Flat

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Council Tax Band: C

- Split Level Maisonette Apartment
- Sought-After Gated Development
- Two Double Bedrooms With Built-In Wardrobe
- Spacious Kitchen/Diner
- west Facing Lounge
- Ground Floor W/C
- Four Piece Bathroom
- Private Entrance
- Allocated Parking Space
- 250m From seafront & Town Centre

Jacobs Steel are thrilled to present this exceptionally rare and beautifully appointed split-level maisonette apartment, situated within a sought-after gated development in the heart of Worthing town centre. Just moments from the seafront and all the town's fantastic amenities, you'll enjoy easy access to shops, restaurants, cafés, leisure facilities, and the mainline train station. This charming home benefits from an allocated parking space located directly in front of its private entrance, with potential for an EV charging point (subject to consent). Arranged over two floors, the spacious accommodation includes two double bedrooms, a generous kitchen/diner, a bright west-facing lounge, a ground floor W/C, and a stylish four-piece bathroom suite. The property is offered with a long lease, providing an ideal opportunity for those seeking a comfortable, well-connected coastal home in a prime central location.





Internal This beautifully presented two-storey maisonette boasts its own private entrance, leading into a spacious hallway with a convenient understairs cupboard, ideal for additional storage. The generous living room is positioned at the front of the property and benefits from a west-facing aspect, creating a bright and airy space. It offers ample room for a variety of seating arrangements, making it perfect for both relaxing and entertaining. Adjacent to the living area, the kitchen/diner has been fitted with a comprehensive range of base and wall-mounted units, plenty of worktop space, and integrated appliances, including a fridge/freezer, dishwasher, oven, and hob. There is also ample space for a dining table, making this a practical and sociable hub for everyday living. A ground-floor cloakroom, complete with a WC and wash hand basin, adds further convenience. On the first floor, there are two well-proportioned double bedrooms, each featuring built-in wardrobes and space for additional furniture. The stylish four-piece family bathroom comprises a modern white suite, including a bath, enclosed shower cubicle, WC, and wash hand basin, completing this thoughtfully designed home. The apartment offers under floor heating throughout and each room is controlled via a separate thermo stat.

External This highly secure gated development features impressive automated electric gates, offering controlled access to the communal parking area and ensuring peace of mind for all residents. The apartment comes with its own private, allocated parking space, conveniently located right at the front of the property and just steps from the apartment's private entrance. This prime position also presents the potential to install an EV charging point, subject to the usual consents. In addition to parking, the development includes a brick built building for secure bin storage. Residents also benefit from an exclusive bike storage facility, providing a safe and convenient space for bicycles.



Situated In one of Worthing's sought-after gated developments in the heart of town, this superb location places you less than 250 metres from both the beautiful seafront and the vibrant town centre. You'll be perfectly positioned to enjoy some of the area's finest restaurants, independent cafés, and boutique shops, all just a short stroll from your doorstep. For leisure and wellbeing, the award-winning Splashpoint Leisure Centre is only moments away, featuring two swimming pools, a relaxing spa, and a fully equipped gym. The surrounding area also offers an abundance of green space, with three picturesque parks nearby and a charming sea-themed children's playground located adjacent to Splashpoint. Commuters are equally well catered for, with Worthing's mainline train station providing regular services along the south coast and direct routes to London, making this a prime location for both coastal living and convenient city connections.

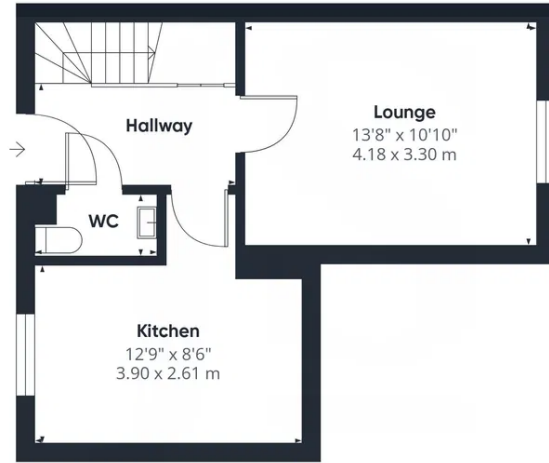
Tenure: Leasehold

Lease Length: Remainder Of 999 Year Lease (981 Years)

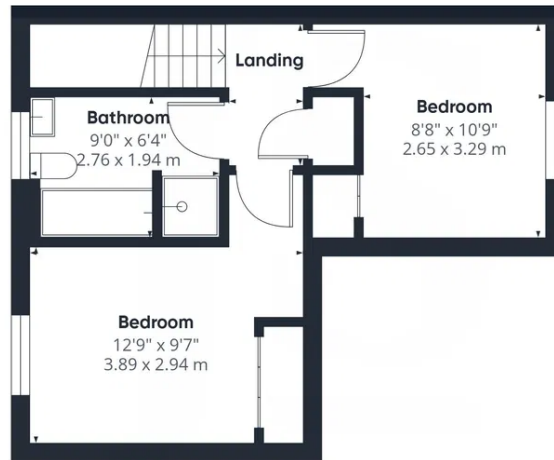
Maintenance: £2800 Annually

Ground Rent: £200 Annually

Special Features:



Ground Floor



Floor 1



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	81	81
(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 our property 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.