



Salisbury Road, Worthing, BN11 1RD

£220,000



Property Type: Flat

Bedrooms: 1

Bathrooms: 1

Receptions: 1

Council Tax Band: A

- Ground Floor Garden Apartment
- One Double Bedroom
- Bay Fronted Open Plan Living Space
- Fitted Kitchen
- Four Piece Bathroom
- Landscaped West Facing Rear Garden
- Timber Built Outbuilding & Additional Shed
- Close To Shops, Mainline Railway & Seafront
- Popular Residential Location
- Sold With No Ongoing Chain

Jacobs Steel are delighted to offer this beautifully converted ground floor garden flat, perfectly positioned in a highly sought-after central location. Just yards from the town centre, it is within easy walking distance of shops, restaurants, the beach, bus routes, and the mainline station. The flat features a bright open-plan kitchen and living space, a generous double bedroom, and a stylish re-fitted bathroom. Additional benefits include gas-fired central heating, double glazing, and a private west-facing rear garden, ideal for relaxing or entertaining. This well-presented home offers an excellent opportunity for first-time buyers, investors, or those seeking a convenient, low-maintenance coastal lifestyle in the heart of town.





Internal A secure communal entrance leads into a welcoming hallway, with a private front door opening directly into the apartment. Inside, a generous 'L'-shaped hallway provides access to all rooms, creating a sense of space and flow throughout the property. To the front of the flat, a well-proportioned open-plan kitchen and living area is flooded with natural light from a charming bay window. The space is thoughtfully designed to accommodate both lounging and dining, making it perfect for modern living and entertaining. The kitchen is fitted with a stylish range of floor and wall-mounted units, with ample space and plumbing provisions for essential appliances. The spacious west-facing bedroom comfortably accommodates a double bed and additional bedroom furniture, while glazed double doors provide direct access to a beautifully landscaped private west-facing garden, offering a tranquil outdoor retreat. Completing the internal accommodation is a newly fitted four-piece bathroom suite, comprising a bath, walk-in shower, toilet, and hand wash basin, finished to a contemporary standard. This thoughtfully laid-out apartment combines comfort, style, and practicality, making it an ideal home in a highly convenient central location.

External Directly accessible from the apartment, the private west-facing rear garden is a bright and inviting space, bathed in sunlight for most of the day. This secluded garden is beautifully enclosed, featuring a stunning original flint wall along one boundary, adding character and charm. A thoughtfully positioned decked area has been designed to take full advantage of the afternoon and evening sun, creating the perfect spot for relaxing or entertaining. At the far end of the garden, a timber-built summer house provides versatile space, ideal for use as a home office, studio, or additional storage. A second shed offers further practical storage, ensuring the garden is both functional and enjoyable.



Situated Ideally located just moments from the heart of Worthing Town Centre, this superbly positioned home offers effortless access to a fantastic selection of shops, popular pubs, restaurants, and leisure facilities. The picturesque Worthing seafront promenade lies approximately 500 metres, perfect for relaxing coastal walks. Commuters will appreciate the proximity to Worthing Central railway station, less than 600 metres from the property, providing excellent links to both London and Brighton. For added convenience, a variety of local bus routes, including the popular 700 service to Brighton, are easily accessible. Families will benefit from being close to highly regarded primary and secondary schools, while Worthing Hospital is also located nearby, making this an ideal setting for professionals, families, and downsizers alike.

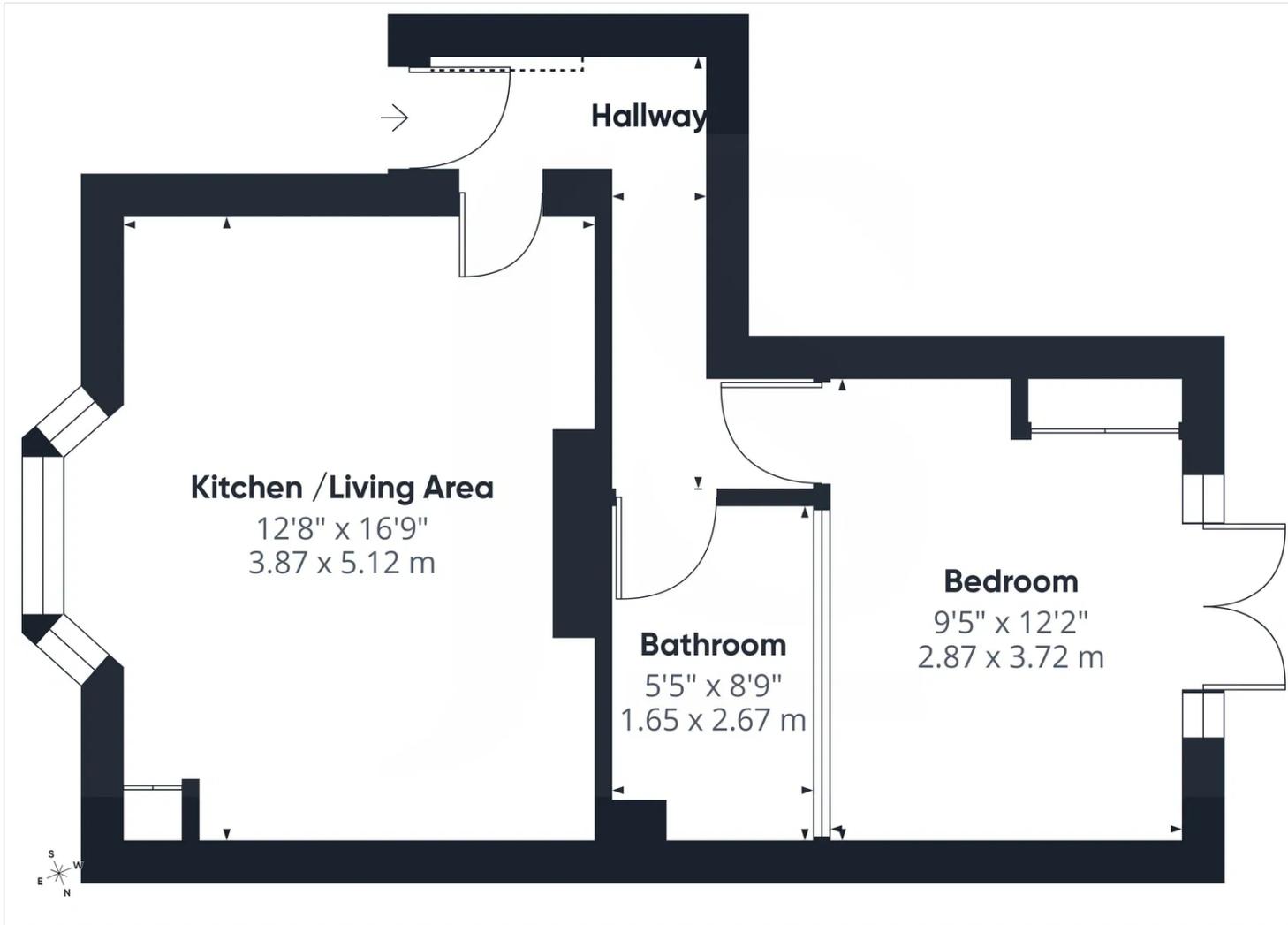
Tenure Share Of Freehold

Lease Length 150 Years Remaining

Maintenance £560 Per Annum

Ground Rent N/A

Council Tax Band A



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	75
(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.