



Chatham Road, Worthing, BN11 2SP

£325,000



Property Type: Ground Floor Flat

Bedrooms: 2

Bathrooms: 2

Receptions: 2

Tenure: Leasehold

Council Tax Band: B

- Ground Floor Garden Apartment
- Two Double Bedrooms
- Fitted Kitchen & Bathroom
- Less Than 300 Metres From Worthing Seafront
- Highly Sought After Location
- Private East Facing Rear Garden
- Period Features Throughout
- Off Road Parking
- Close To Local Shops, Amenities & Mainline Train Station
- No Ongoing Chain

We are delighted to offer for sale this generously sized and rarely available ground floor garden apartment situated in this highly sought after East Worthing location, close to local shops, amenities and mainline train station. The apartment boasts two double bedrooms, west facing bay fronted living room, separate dining room, sun room, fitted kitchen and bathroom with an additional shower room. The property offers a private east facing rear garden, off road parking to the front and sold with no ongoing chain.





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Internal The apartment's private front door opens into a welcoming entrance hall, offering access to all areas, under-stair storage, and convenient space for coats and footwear. At the front of the home lies a west-facing, bay fronted living room, enhanced by a central wood burner that serves as an eye-catching focal point. Opposite this space is the generously sized main bedroom, measuring 10'9" x 13'8", easily accommodating a large double bed and additional freestanding furniture. Centrally positioned within the layout is a versatile room, ideal as a dining area, guest room, or home office, spanning an impressive 15'3" x 11'9". Leading off this central room is the kitchen, thoughtfully equipped with a range of both wall-mounted and base units, along with dedicated space for standard appliances. The main bathroom features a classic three-piece suite comprising a bathtub, WC, and basin. Towards the rear of the property, the second bedroom includes ample built-in wardrobes and benefits from a private en-suite shower room.

External To the front of this charming period conversion is a private driveway offering off road parking for one car, with side access giving potential to create more parking spaces. To the rear is a large east facing private garden, which has been lovingly cared for over the years and filled with an abundance of beautiful flowers, trees and shrubs. There is a paved patio area to the rear and access to a summer house, making this the perfect spot to sit out and host family gatherings whilst enjoying the sun. There are multiple sheds and a greenhouse down the side access of the development. There are also 16 owned Solar Panels on the roof too.

Situated On this popular residential road in East Worthing, this attractive property is less than 300 metres from Worthing seafront and 1.40km to Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities. The nearest station is East Worthing which is less than 700 metres away with bus services run nearby. It offers easy access to the A27 and A24, making this accessible and convenient location highly desirable.

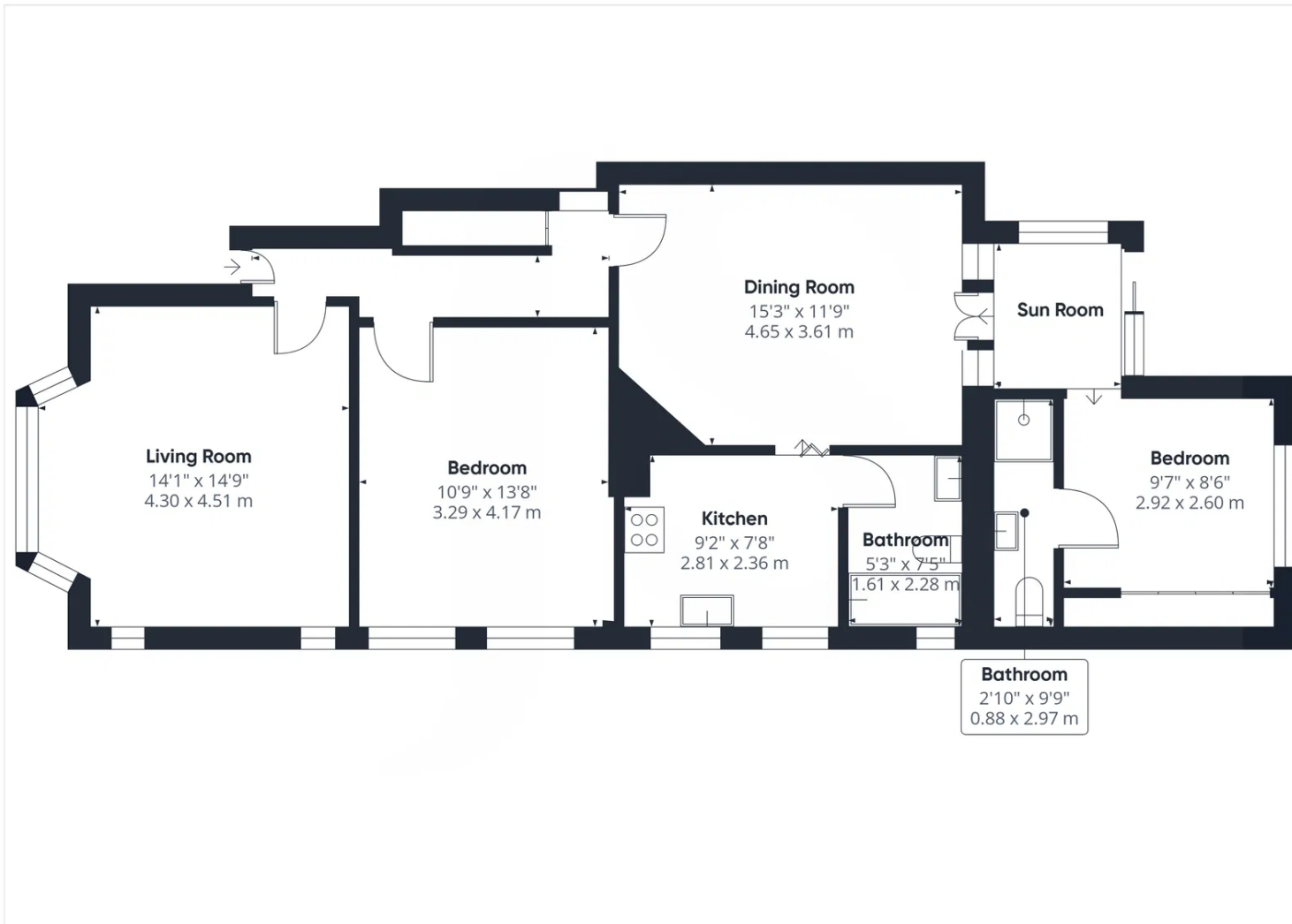
Tenure: Leasehold

Lease Length: 115 years remaining

Maintenance: 50/50 split on an as and when basis required

Council Tax Band: B





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	96	98
(81-91) B		
(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.