


# Valencia Road, Worthing, BN11

Guide Price **£230,000**

Jacobs | Steel









**Property Type:** Ground Floor Flat

**Bedrooms:** 1

**Bathrooms:** 1

**Receptions:** 1

**Tenure:** Share of Freehold

**Council Tax Band:** A

- Ground Floor Garden Flat
- One Bedroom
- Separete Lounge
- Fitted Kitchen
- Private Rear Garden
- Parking Space For One Vehicle
- Share Of Freehold
- Long Lease
- Close To West Worthing Railway Station
- Close To Local Shopping Facilities

We are delighted to present this well-appointed ground floor garden flat to the market. The property features a spacious double bedroom, a separate lounge, a fitted kitchen, and a bathroom. Further benefits include a private rear garden and off-road parking for one vehicle. Ideally located within easy reach of West Worthing railway station and local shopping amenities, the property is offered with a share of the freehold and a long lease.





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**INTERNAL**

Entered via a communal entrance, the property's front door opens into a central hallway providing access to all accommodation. The generously sized double bedroom benefits from a bay-fronted window and fitted wardrobes with additional shelving. The contemporary kitchen is fitted with a range of wall and base units, incorporating a built-in oven, gas hob, sink with drainer, and space for appliances, with access through to the bathroom. The bathroom is well-appointed with a wash hand basin, WC, and a bath with shower over. The bright and inviting lounge features a working log burner and doors opening onto the private rear garden.

**EXTERNAL**

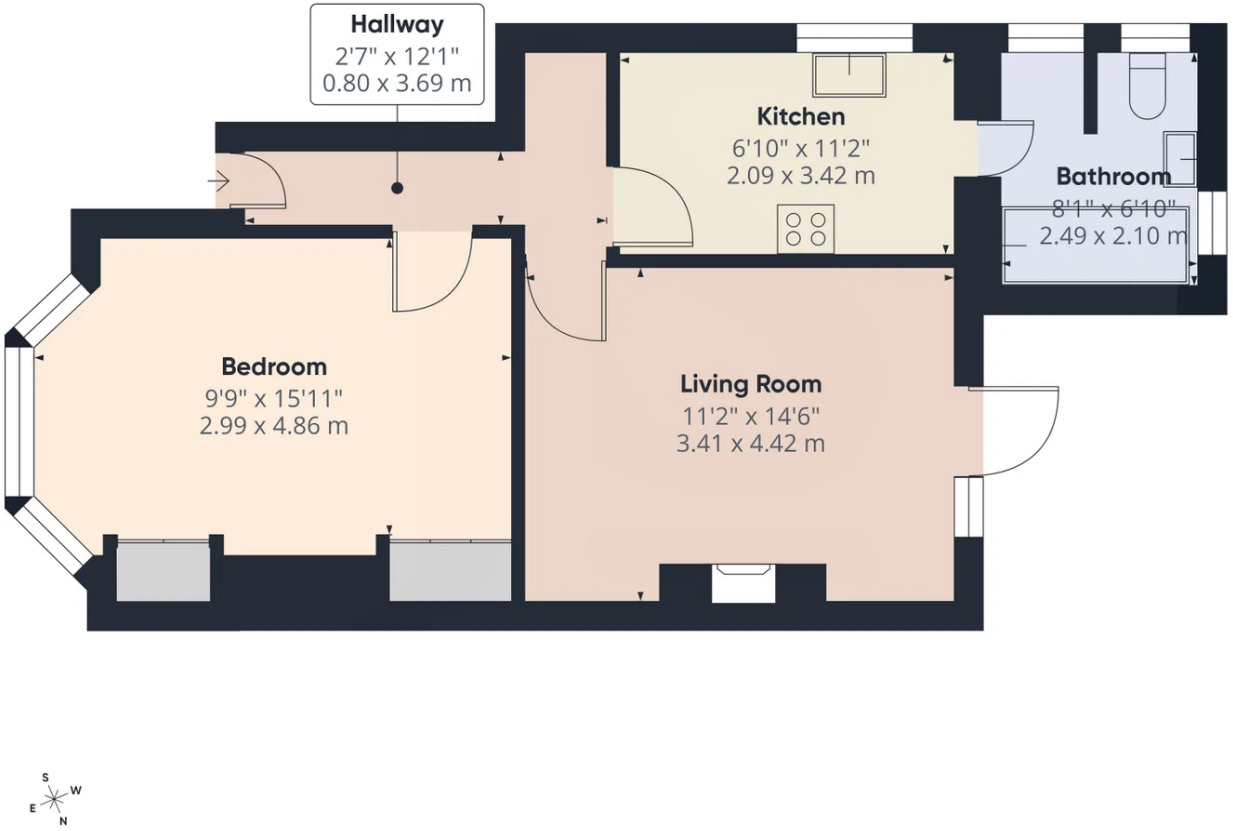
To the front of the property, there is off-road parking for one vehicle. The property also benefits from a private rear garden, mainly laid to lawn, with a raised decking area providing an ideal space for outdoor furniture and entertaining.

**SITUATED**

The property is situated on a quiet residential one-way street in the highly sought-after area of West Worthing, just a short distance from Worthing seafront. Ideally positioned approximately 100 yards from West Worthing railway station, it offers direct links to London and Brighton. Regular bus routes run along nearby Tarring Road, where a variety of convenience stores and eateries can be found. Worthing town centre, with its extensive range of shops, restaurants, and theatres, is located approximately one mile away.

**TENURE**

Share of Freehold
Service Charge: Split 50/50 with upstairs
Lease: Approx. 100 years remaining




**Approximate total area**(1)

510 ft²

47.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







Whilst we endeavour to make out properties particulars accurate and reliable, we have not carried out a detailed survey. if there is any point which is of particular importance to your, please contact the office and we will be please to check the informaiton for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purpose 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.

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