



Anscombe Road, Worthing

Offers In Excess Of
£280,000
Leasehold

- Purpose Built Apartment
- Three Bedrooms
- Private Entrance
- Modern Kitchen
- Contemporary Bathroom
- Communal Grounds
- Council Tax Band - C
- EPC Rating - D

We are delighted to offer to the market this beautifully presented first floor three bedroom apartment which is ideally situated in this very sought after location in Worthing, just a stones throw away from the seafront and close to local shops, schools, parks, bus routes, and Worthing town centre. The spacious accommodation comprises of a private entrance with stairs rising to a spacious landing/entrance hallway, a westerly aspect lounge/dining room with a feature fireplace and balcony, a modern kitchen, three good-sized bedrooms, a modern bathroom and a separate WC. Other benefits include an outside storage space, communal grounds surrounding the development, a long lease, and low outgoings.

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Accommodation

Private Entrance

Front door and staircase rising to the first floor. Front door to:

Entrance Hallway

Access to loft space. Wall mounted electric heater.

Lounge/Dining Room 15'7" x 13'0" (4.75 x 3.97)

Westerly aspect with four double glazed windows giving triple aspect outlook. Feature fireplace with a beautiful surround and an enclosed tiled hearth. Wood effect flooring. Wall mounted electric heater. Shelved storage cupboard housing electric consumer unit.



Kitchen 9'3" x 8'8" (2.82 x 2.65)

Range of work surfaces with cupboards and drawers fitted under. Inset single drainer sink unit. Fitted electric hob with oven under and extractor above. Integrated washing machine, fridge/freezer and slimline dishwasher/ Range of matching wall cupboards with under lighting. Double glazed window and double glazed door leading to rear external staircase and additional double glazed window with southerly aspect.

Bedroom One 14'11" x 11'1" (4.57 x 3.39)

Double glazed westerly aspect window. Wall mounted electric heater. Picture rail.



Bedroom Two 14'4" x 9'3" (4.37 x 2.82)

Double glazed window. Wall mounted heater. Picture rail.

Bedroom Three 11'3" x 7'11" (3.45 x 2.43)

Double glazed window. Wall mounted heater. Picture rail.

Modern Bathroom

Suite comprising feature corner style bath with new (2024) shower unit above, curtain, and rail. Vanity wash hand basin with storage drawers under and wall mounted cabinet above. Heated towel rail. Part tiled walls and tiled floor. Inset spotlights. Double glazed window.

Separate WC

Refitted 2024 low level flush WC. Double glazed window. Part tiled walls and tiled floor. Inset spotlights.

Agent Note - Garage

There is the potential to rent out a garage from the freeholders at a fee. Please ask for any further information.

Outside Storage Cupboard

Located under the external staircase to the rear of the building.

Tenure

Leasehold with approximately 177 years remaining.
Annual Maintenance Charge - £1,200
Annual Ground Rent - £0



30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

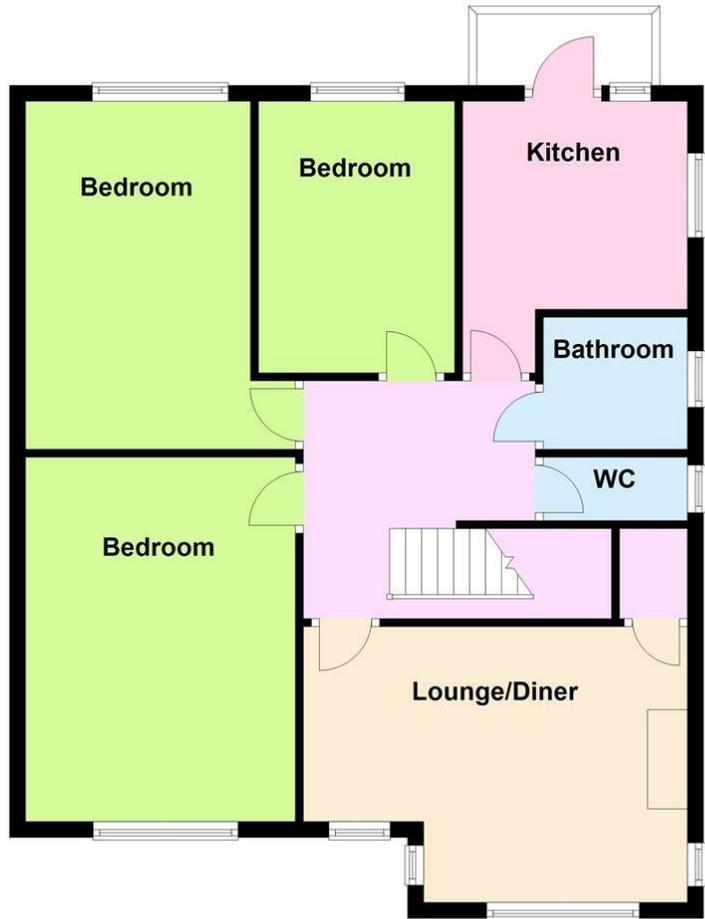
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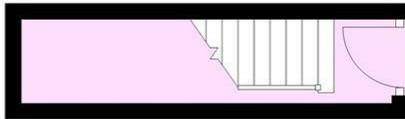
First Floor

Approx. 78.5 sq. metres (845.3 sq. feet)



Ground Floor

Approx. 4.9 sq. metres (52.9 sq. feet)



Total area: approx. 83.4 sq. metres (898.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		57	74
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.