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## Worthing — £250,000 | Long Lease | No Chain | Off-Road Parking

We are delighted to offer to the market this beautifully refurbished Mykonos-style first-floor apartment, forming part of an attractive detached building divided into just two homes. Flat 2 benefits from its own private entrance, a driveway providing off-road parking, and a range of stylish interior finishes throughout, making it an ideal coastal home, holiday retreat, or investment opportunity.

Perfectly positioned in one of Worthing's most desirable central locations, Flat 2 at The Old Warehouse offers fresh, contemporary coastal living. The accommodation includes two bedrooms and a bright, newly refurbished interior, complemented by a long lease, no onward chain, and the convenience of private parking. This exceptional first-floor home is ready to move straight into and enjoy.

### Key Features

- Mykonos-style detached building split into two flats
- First-floor apartment with private entrance
- Driveway providing off-road parking
- Fully refurbished throughout to a high standard
- Vaulted ceilings enhancing light and space
- Two bedrooms
- Beautiful re-fitted kitchen/breakfast area open to a stylish living space
- Modern re-fitted shower room
- Oak-finish internal doors
- Long lease and no onward chain

### **Location**

Perfectly positioned in a quiet lane yet just a stone's throw from Worthing's beautiful beach and iconic pier. The apartment is also within easy walking distance of the town centre, with its bustling shops, cafés, and restaurants. For commuters, Worthing Mainline Station is close by, offering excellent links to Brighton, Gatwick, and London.

### **Accommodation**

#### **Private Entrance**

Stairs rising to the first floor.

#### **Open-Plan Kitchen & Living Space**

A bright and contemporary room featuring vaulted ceilings, creating an airy coastal feel. The re-fitted kitchen includes modern units, worktops, and

integrated appliances with room for a breakfast table. The living area provides a comfortable and sociable space for relaxing and entertaining.

#### **Bedroom One**

A well-proportioned double room with attractive flooring and clean contemporary décor.

#### **Bedroom Two**

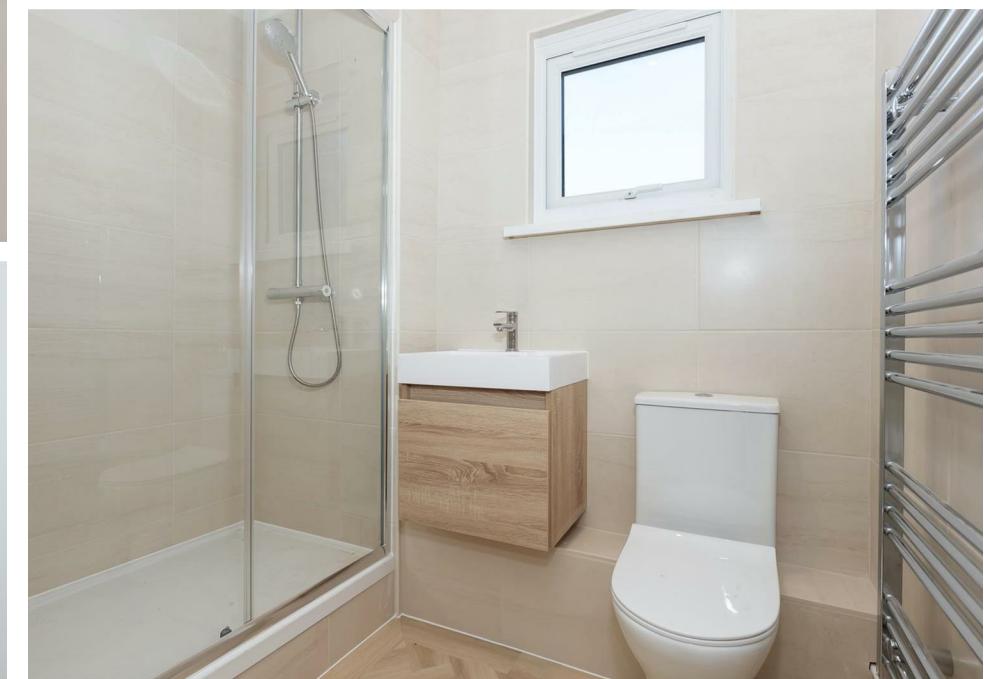
A versatile second bedroom ideal as a guest room, office, or dressing space.

#### **Shower Room**

Stylishly re-fitted with modern fixtures, glazed shower enclosure, vanity unit and contemporary tiling.

#### **Outside**

Private driveway providing off-road parking.



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## Floor Plan Nursery Lane



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

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.

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