Robert Luff & Co

Pevensey Garden, Worthing

Leasehold - Asking Price £250,000

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Description

We are delighted to offer this well-presented two-bedroom ground floor flat located in the sought-after West Worthing area. The property benefits from two double bedrooms, a spacious reception room opening onto a private west-facing patio, and a garage in the compound. Positioned just moments from the beach and close to local shops, West Worthing Station, and regular bus routes, this is an ideal home for commuters, first-time buyers, or downsizers seeking comfortable and convenient living.



Key Features

- Well-presented two-bedroom ground floor flat
- Two spacious double bedrooms
- Bright west-facing reception room with fireplace
- Sliding doors leading to private patio/garden terrace
- Modern fitted kitchen with gas hob and space for appliances
- Bathroom with shower over bath plus separate WC
- Gas central heating and double glazing throughout
- Garage in compound
- Highly sought-after West Worthing location, moments from the seafront and close to shops and the station
- Council Tax Band C | EPC Rating C





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This well-presented ground floor flat is offered in good condition throughout and provides generous and well-balanced accommodation. The property features two double bedrooms, a bright and spacious reception room, and a modern kitchen with a range of fitted units and integrated space for appliances.

The lounge enjoys a west-facing aspect and benefits from a fireplace, laminate flooring, and sliding patio doors leading directly onto a private patio/garden terrace, creating an excellent indoor-outdoor living space.

The kitchen is fitted with white gloss wall and base units, a gas hob with extractor, stainless steel sink with drainer, integrated washing machine, space for a fridge/freezer, tiled flooring, and a combination boiler.

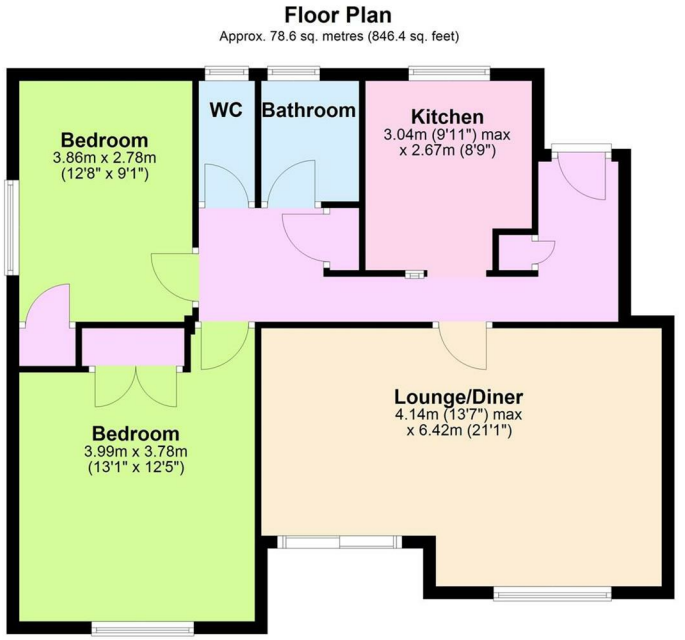
The accommodation is completed by a family bathroom with shower over bath, a separate WC, and a useful hallway storage cupboard. Further benefits include gas central heating, double glazing throughout, and a garage in the compound.

The property is ideally located in the popular West Worthing area, just moments from the beach, and close to local amenities, transport links, and West Worthing Station.

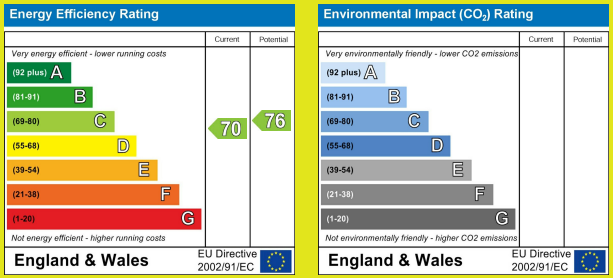
Tenure
Leasehold with 942 years remaining.
Service Charge: £1,300 per annum.
Ground Rent: TBC



Floor Plan Pevensey Garden



Total area: approx. 78.6 sq. metres (846.4 sq. feet)



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.



