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GUIDE PRICE OF £315,000-£325,000

We are pleased to offer this spacious and well-presented first floor flat, situated in the ever-popular West Worthing district, nestled just off Mill Lane within the attractive development of Wolsey Place.

Upon arrival, you are greeted by a generous entrance hallway providing access to a large storage cupboard. Directly ahead is a spacious fitted kitchen, complete with a range of built-in appliances including an integrated fridge freezer, oven, dishwasher, gas hob, stainless steel sink, and modern flooring. The master bedroom is located off the hallway and benefits from fitted wardrobe space, additional storage, and a contemporary en-suite shower room.

To the rear of the property is an exceptionally spacious, bright, and airy lounge diner, offering a versatile layout to suit a variety of furniture arrangements. This impressive living space also features a Juliet balcony overlooking the well-maintained communal gardens.

Stairs from the hallway lead to the upper floor, with further storage available beneath. On the first floor, there is an airing cupboard housing the water tank with slatted shelving, a family bathroom with shower over bath and low-level WC, a flexible room ideal for use as a home office or occasional bedroom, and a further double bedroom featuring a large storage cupboard which could be adapted into a walk-in wardrobe.

The property further benefits from double glazing throughout, a long lease, reasonable maintenance charges, allocated parking, and is offered to the market chain free.

Tenure

Leasehold - Share of Freehold with 166 years remaining.

Service Charge: £2000 per annum.

Key Features

- Spacious first floor flat
- Sought-after West Worthing location
- Bright lounge diner with Juliet balcony
- Modern fitted kitchen with integrated appliances
- Master bedroom with en-suite shower room
- Two further bedrooms / office space
- Family bathroom and ample storage
- Allocated parking and long lease
- Chain-free sale
- Council Tax Band D | EPC Rating TBC



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