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## Key Features

- First-floor character apartment in central Worthing
- Attractive outlook directly over Victoria Park
- Two generously sized double bedrooms
- Spacious lounge with original open fireplace
- Sash windows and charming balcony area
- Fitted kitchen and well-appointed bathroom
- Substantial loft space with excellent storage potential
- Share of the freehold and remainder of a 999-year lease
- Low ongoing maintenance costs
- Council Tax Band B | EPC Rating D

We are delighted to offer this charming first-floor apartment, ideally situated in the heart of Worthing town centre directly opposite Victoria Park. Combining period character with modern styling, the property offers two double bedrooms, a spacious lounge with original open fireplace and balcony, fitted kitchen, modern bathroom and substantial loft space. Further benefits include a share of the freehold, remainder of a 999-year lease and low ongoing maintenance costs.

Accessed via a communal entrance, the apartment retains an abundance of character with impressive high ceilings and sash windows. The spacious lounge provides excellent living and dining space, with an original open fireplace, stylish navy décor, wood-effect flooring and views across Victoria Park. A sash door opens onto a charming balcony, ideal for a small table and chairs.

Both bedrooms are generously sized doubles, with the principal bedroom offering built-in storage housing the combination boiler, while the second also benefits from useful internal storage. Both have carpeted flooring, gas radiators and ample space for furniture.

The fitted kitchen features white gloss wall and base units, work surfaces and part-tiled walls, with space for a fridge/freezer and washing machine, together with an electric oven, gas hob and sink. The modern bathroom comprises a panel-enclosed bath with rainfall shower over, WC, vanity wash hand basin with storage, mirror and heated towel rail.

The welcoming hallway features wooden flooring, high ceilings and useful storage, with access to a substantial loft extending the length of the property and offering excellent storage potential.

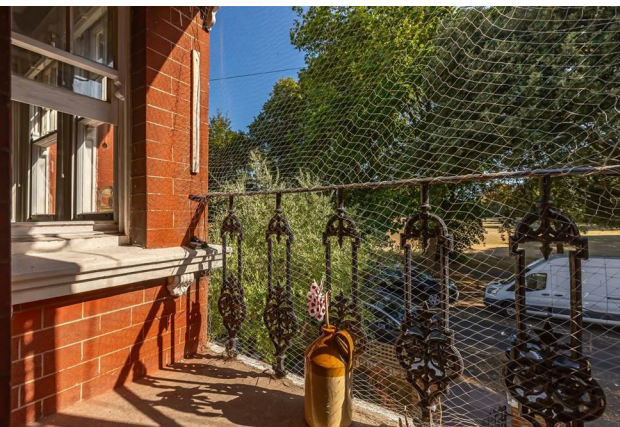
Ideally placed for Worthing's shops, restaurants, seafront, mainline railway station, bus routes and local schools, this well-presented home combines generous accommodation, attractive period features and an exceptional central location, making it ideal for first-time buyers, professionals or investors.

### Tenure

Share of Freehold

999 years left on the lease.

The maintenance charges are on an 'as and when' basis.



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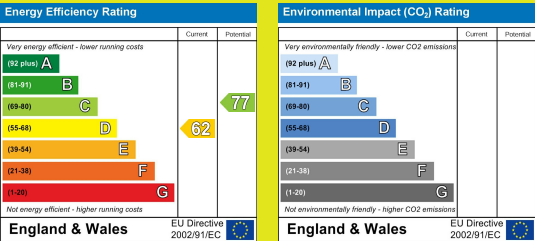
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Floor Plan St Matthews Road



Total area: approx. 69.6 sq. metres (748.9 sq. feet)



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