



89 Ophir Road

, Worthing, BN11 2SS

Guide price £230,000

Leasehold Council Tax Band B

Situated in the ever-popular East Worthing area, just a few hundred yards from the seafront and promenade, this well-presented first floor purpose-built flat offers bright and spacious accommodation throughout and is available chain free.

Accessed via a private entrance with stairs rising to the first floor, the property opens onto a central landing with useful storage and loft access. The South-facing lounge/diner enjoys plenty of natural light and provides an ideal space for both relaxing and entertaining, while the modern fitted kitchen is well-equipped with integrated appliances, ample worktop space and dual aspect windows.

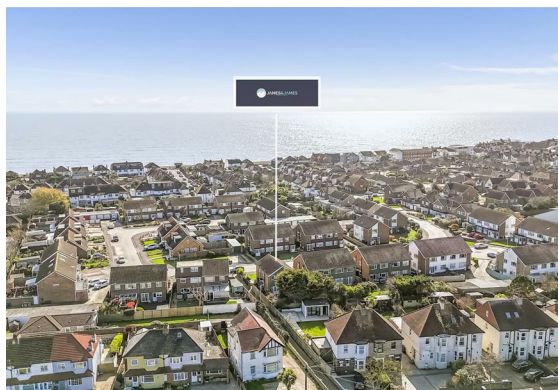
The flat features two generously sized double bedrooms, both positioned to the rear and overlooking the well-maintained communal gardens, with the principal bedroom benefiting from a recessed wardrobe. The contemporary bathroom is finished with fully tiled walls and includes a bath with rainfall shower, vanity unit and concealed cistern WC.

Externally, residents can enjoy attractive communal gardens, mainly laid to lawn with mature borders. The property is conveniently located close to local shops, schools, transport links and provides easy access to the A259, making it an excellent choice for first-time buyers, downsizers or investors alike.

Buildings insurance £350 pa
Lease years remaining - 130 years
£10 a month for gardener
Maintenance split with downstairs, from floor upwards (roof etc)

Private entrance

Stairs to first floor





Door to central landing with storage space

Kitchen
12'8 x 7'2 (3.86m x 2.18m)

Lounge/diner
12'8 x 12'3 (3.86m x 3.73m)

Bedroom one
11'2 x 10'8 (3.40m x 3.25m)

Bedroom two
8'9 x 8'1 (2.67m x 2.46m)

Bathroom

Communal gardens



Floor Plan



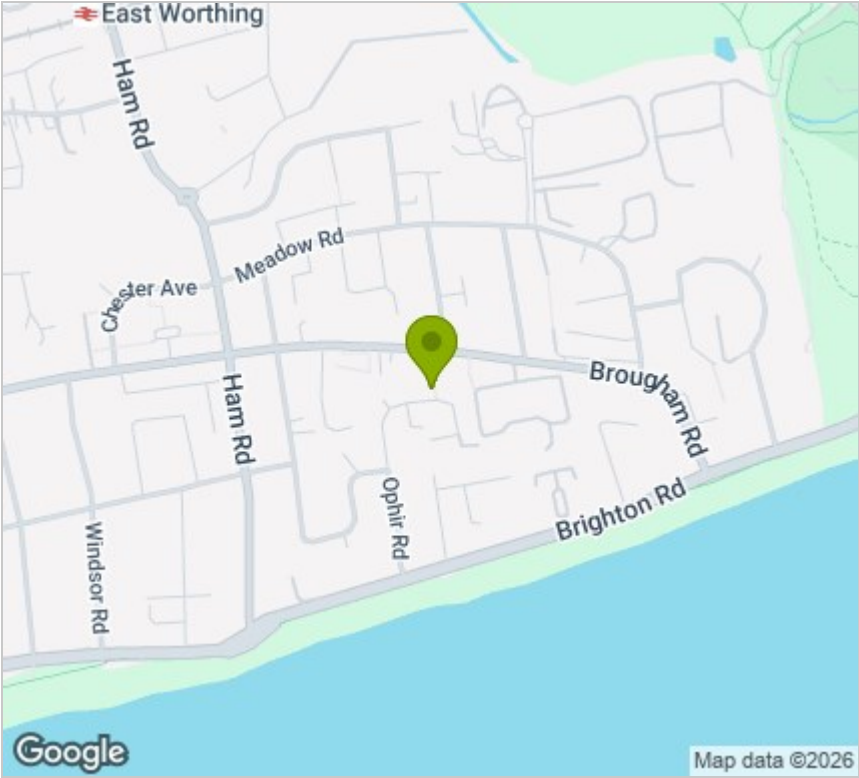
Viewing

Please contact our Broadwater Office on 01903 958282 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

