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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



Orchard Court Downview Road

West Worthing, Worthing, BN11 4QZ

Guide price £240,000

Freehold Council Tax Band B

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Located close to West Worthing railway station, this spacious freehold ground floor purpose-built flat presents an excellent opportunity for a variety of buyers including first time purchasers, downsizers and investors alike. The property offers generously proportioned accommodation throughout, with the rare advantage of freehold ownership together with a garage and off-road parking.

The accommodation is centred around a bright and spacious South-facing lounge featuring a picture window overlooking the front garden area, allowing for plenty of natural light throughout the day, along with a feature fireplace creating an attractive focal point to the room. The modern kitchen/breakfast room is fitted with a comprehensive range of contemporary wall and base units with ample worktop space, integrated oven and hob, breakfast bar seating and space for additional appliances, making it both practical and sociable.

There are two excellent size double bedrooms, with the principal bedroom benefiting from built-in storage and a pleasant south-facing outlook. The property is further complemented by a bathroom, separate WC and a rear porch which offers fantastic potential to create a dedicated utility area if required. Additional benefits include gas fired central heating, double glazing and further built-in storage cupboards throughout the flat.

Externally, the property enjoys use and responsibility of a large lawned front garden area with established trees, together with non-allocated off-road parking and a private garage accessed via a long rear driveway.

Downview Road is ideally positioned within easy reach of local shopping facilities along Tarring Road, including a Co-Op convenience store, whilst West Worthing railway station offers convenient links across the South Coast and into London. Regular bus routes are close by and Worthing town centre, seafront and additional amenities are all within comfortable reach.

























Entrance hall
16' 10" max x 6' 9" max

Rear porch
6' x 5' 3"

Vestibule

Lounge
15' 2" x 14' 11"

Kitchen/breakfast room
10' 4" max x 9' max (3.05m 1.22m max x 2.74m max)

Inner hallway
6' x 5' 10"

Bedroom one
13' 9" x 13' 1"

Bedroom two
10' 9" x 10'

Bathroom

Separate w/c

Share of garden

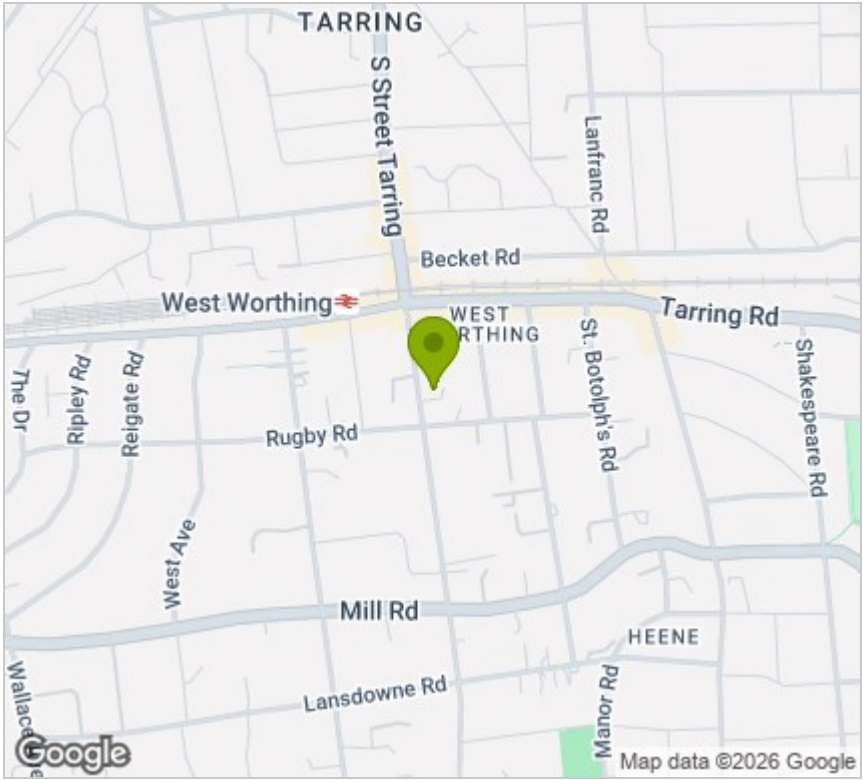
Parking (non allocated)

Garage - Limited vehicle access

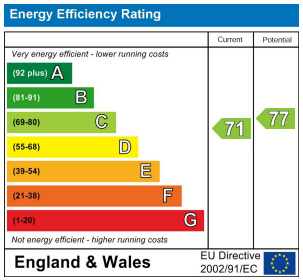
Floor Plan

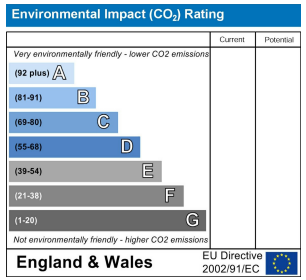


Area Map



Energy Efficiency Graph





Viewing

Please contact our Worthing Office on 01903 958770
if you wish to arrange a viewing appointment for this property or require further information.

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