



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

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BUYING | SELLING | LETTINGS | MORTGAGE ADVICE



Ground Floor Flat, 38 Selden Road

Worthing, BN11 2LN

Guide price £300,000

Leasehold - Share of Freehold Council Tax Band B



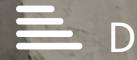
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## Ground Floor Flat, 38 Selden Worthing, BN11 2LN

GUIDE PRICE £300,000 - £325,000.

James & James Estate Agents are delighted to bring to the market this beautifully presented ground floor apartment with private courtyard garden.

In brief the accommodation comprises private entrance to entrance hall with under stairs storage cupboard, spacious South facing lounge with feature bay window with fitted shutters, open plan kitchen/diner with a door leading out to the private patio garden, two bedrooms, and a recently refitted shower room.

The property has been renovated to a very high standard with solid oak engineered flooring throughout.

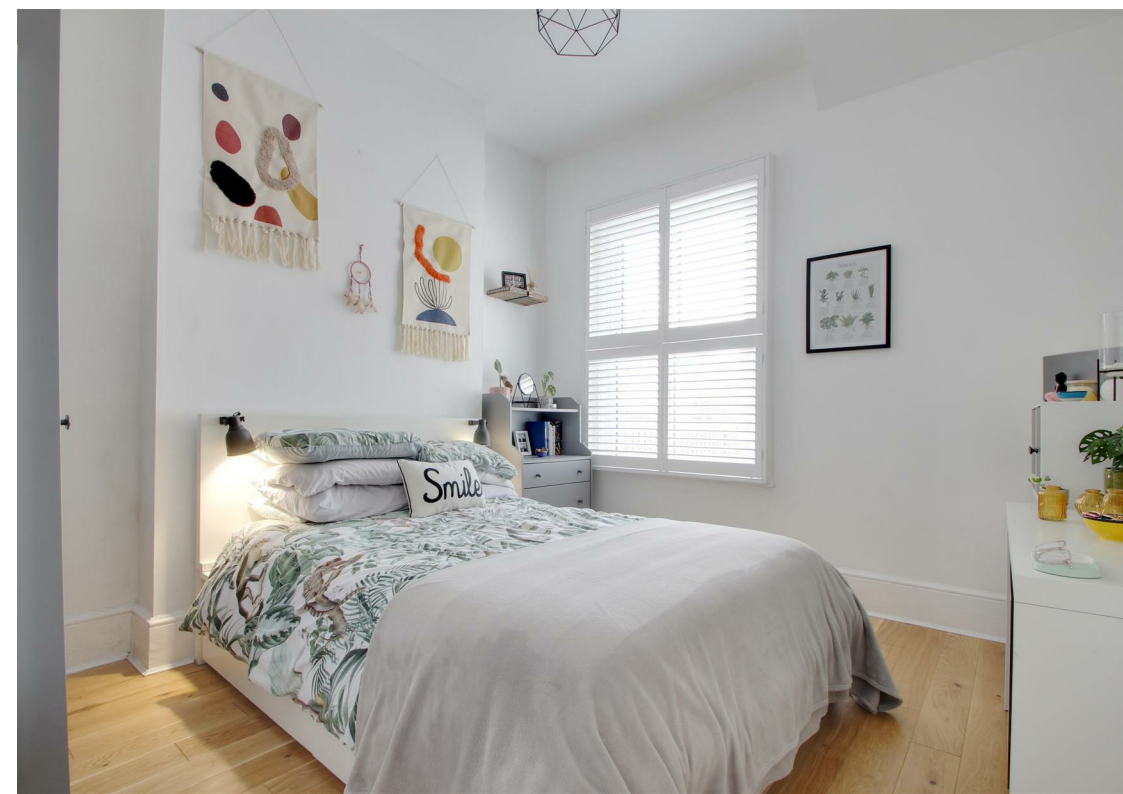
Outside there is a private courtyard garden, an allocated parking space and additional communal parking situated to the rear of the property,

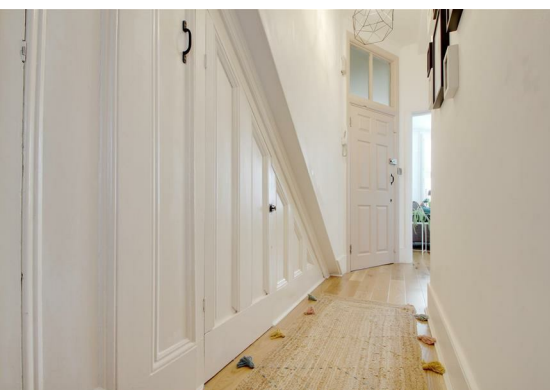
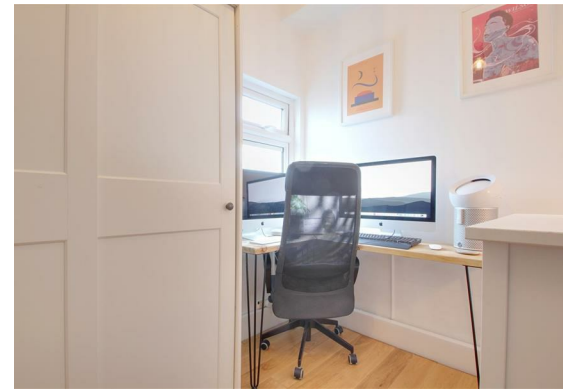
Additional features include, new windows & doors throughout the entire property. new boiler installed in 2022, new shutters on all windows, integrated washing machine and fridge freezer.

Situated in Selden Road, the property is located in central Worthing within walking distance to Worthing town centre which hosts an abundance of popular restaurants, cafes, bars and shops.

The property is also just a short walk to the seafront, public transport links and the local hospital.

In our opinion viewing is considered essential to appreciate the lovely finish of this property in one of Worthing town centres most sought after locations.





- Entrance hall
- Bedroom one  
12'0 x 10'11 (3.66m x 3.33m)
- Kitchen  
15'10 x 11'1 (4.83m x 3.38m)
- Bedroom two 7'11 x 6'2
- Shower room  
13'7 x 11'1 (4.14m x 3.38m)

## Floor Plan

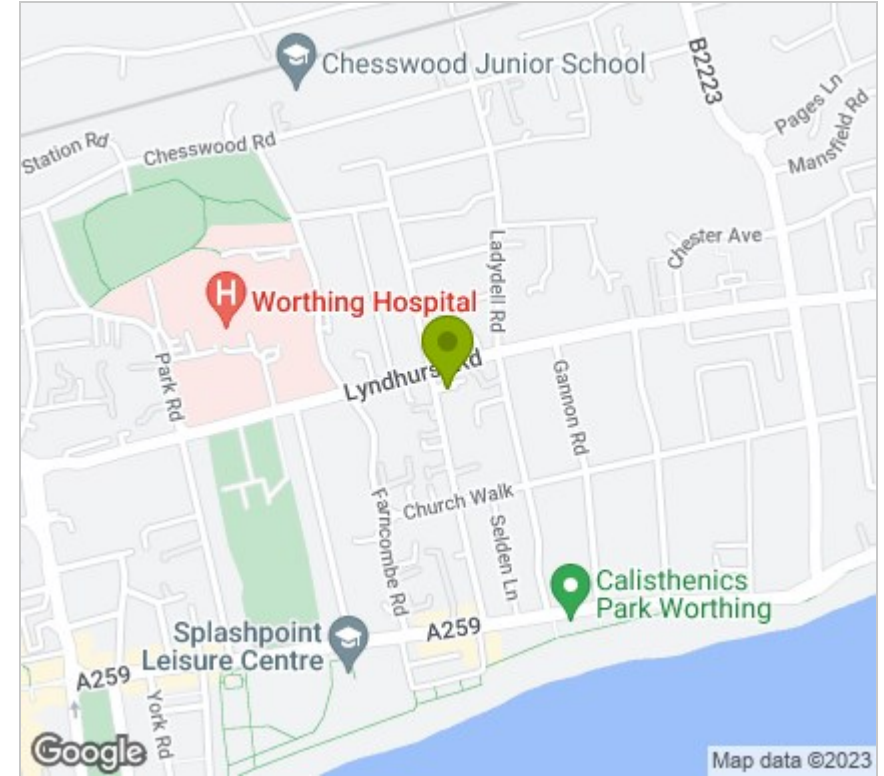


## Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

