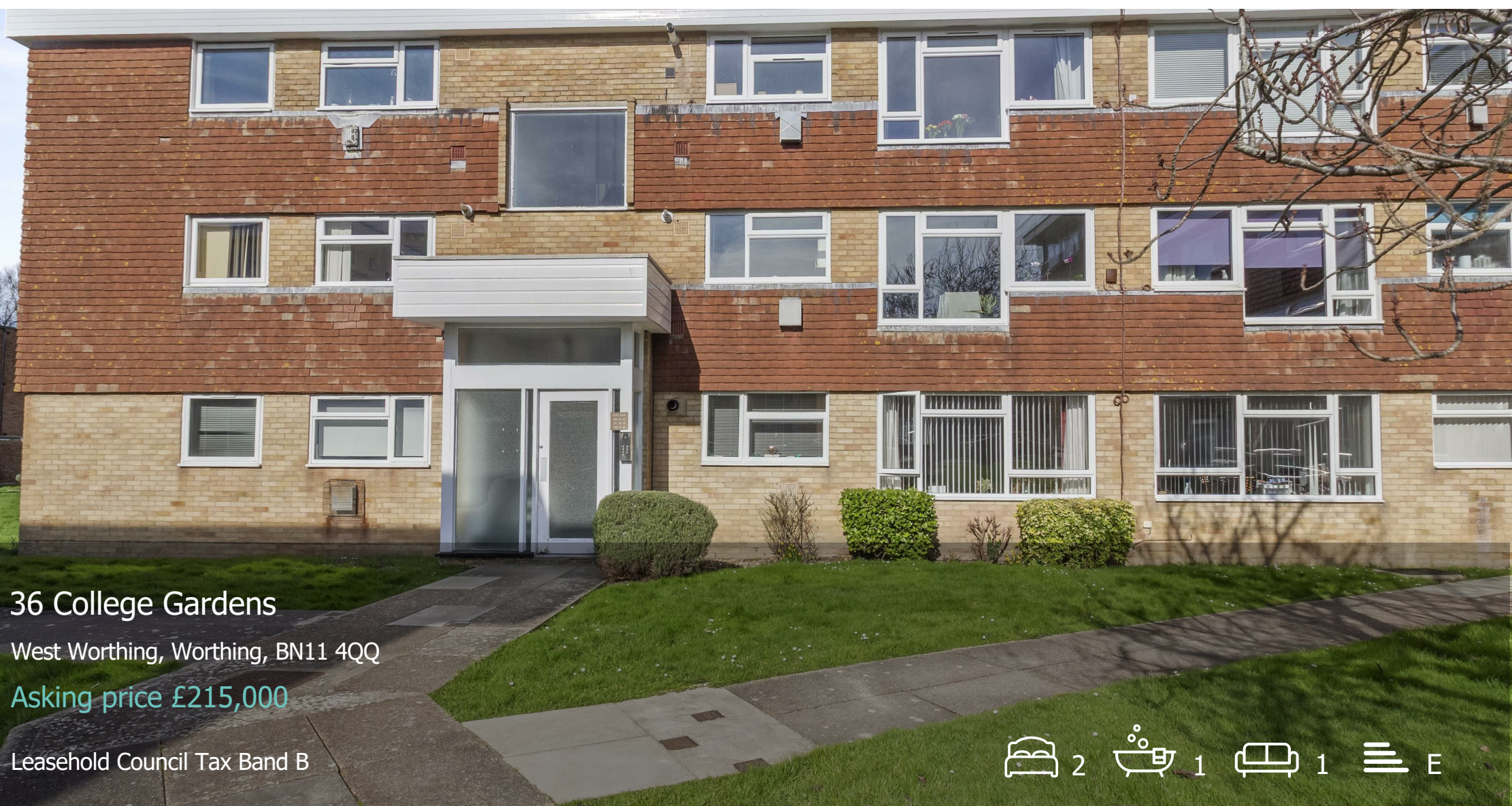




36 College Gardens

West Worthing, Worthing, BN11 4QQ

Asking price £215,000

Leasehold Council Tax Band B

Tucked away in the ever-popular West Worthing area, this well-presented two bedroom ground floor flat at 36 College Gardens offers an excellent opportunity for first-time buyers, downsizers or investors alike – and with no onward chain, a smooth and straightforward move could be just around the corner.

Positioned within a well-maintained development, the property benefits from its own private entrance and a practical, well-proportioned layout throughout. The living room is a bright and comfortable space, ideal for both relaxing and entertaining, with plenty of room for sofas and a dining table if desired. The kitchen is thoughtfully arranged with ample worktop and storage space, making day-to-day living easy and efficient.

Both bedrooms are good-sized doubles, offering flexibility for guests, a home office or additional storage if needed. The bathroom is neatly appointed and conveniently positioned off the hallway.

One of the real advantages here is the inclusion of a private garage, providing secure parking or valuable extra storage – a sought-after feature in this location. Residents also benefit from well-kept communal areas and a peaceful setting, while still being within easy reach of local shops, amenities and transport links. West Worthing station is nearby, offering direct links along the coast and into London, and the seafront is just a short distance away for those who enjoy coastal walks.



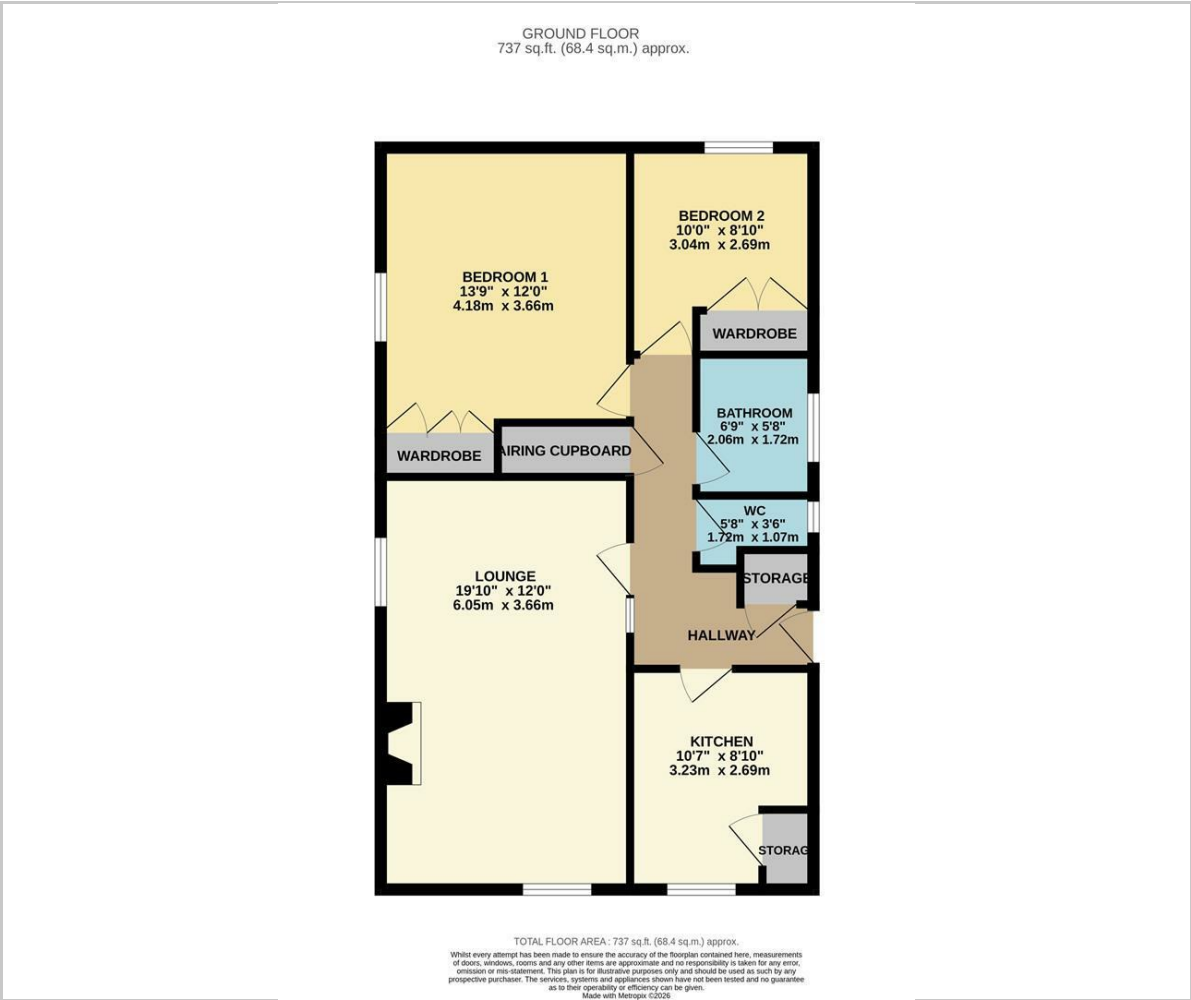


Whether you're looking for a comfortable home by the sea or a smart addition to your portfolio, this ground floor apartment combines location, practicality and potential. With no onward chain, it's ready and waiting for its next chapter.



Lease years remaining - 940
Service charge - £1944pa

Floor Plan



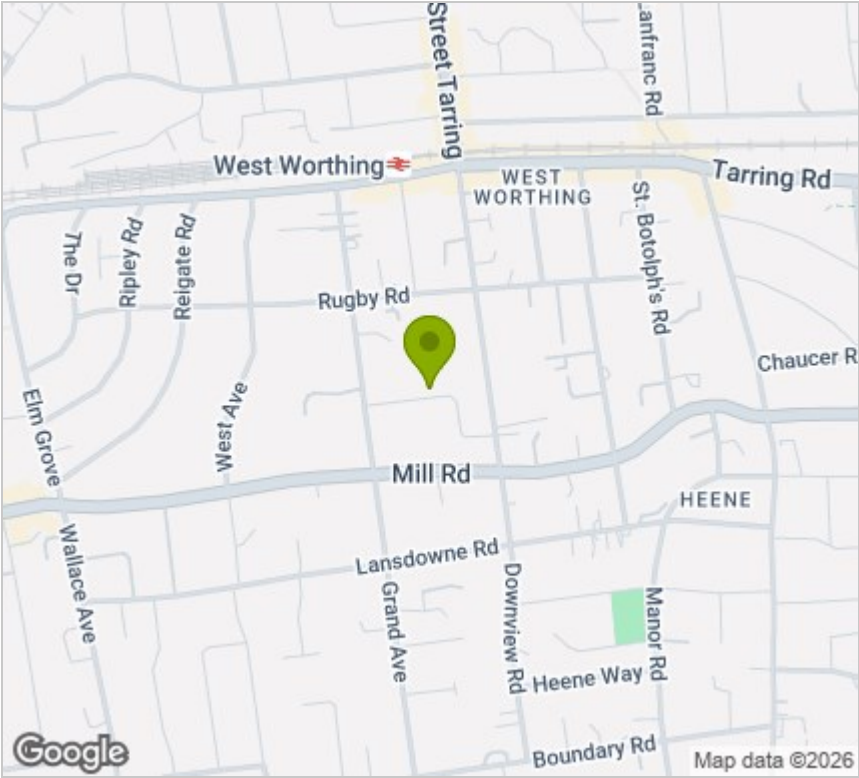
Viewing

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.

Area Map



Energy Efficiency Graph

