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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE

# GFF, 2 Rugby Road

, Worthing, BN11 4PT

Guide price £275,000

Leasehold - Share of Freehold Council Tax Band B

2 1 1 D

Guide Price: £275,000 - £300,000

A superb & versatile 1/2 bedroom ground floor garden flat, ideally situated in the highly sought-after West Worthing area. Offering a blend of period charm and modern convenience, this spacious apartment is perfect for first-time buyers, downsizers, or those looking for an investment opportunity.

Upon entering via the communal entrance, a private front door leads into a welcoming hallway, complete with a generous storage cupboard—ideal for coats, shoes, and household essentials. The bright and airy lounge, featuring an attractive box bay window, creates a wonderful space to relax and unwind, with plenty of natural light enhancing the sense of space. The double bedroom enjoys a peaceful outlook, providing a comfortable retreat at the end of the day.

A separate dining room offers excellent versatility, whether used for entertaining, as a home office, or as an additional bedroom if required. The modern fitted kitchen is well-equipped with ample storage and worktop space, making meal preparation a pleasure. A well-appointed family bathroom completes the internal accommodation.

One of the standout features of this charming apartment is the beautifully enclosed walled garden—a rare find in this type of property. Providing a private outdoor space, it's perfect for al fresco dining, gardening, or simply enjoying a moment of tranquillity.

Additional benefits include gas central heating & double glazing, ensuring a warm and energy-efficient home. In our opinion, internal viewing is highly recommended to fully appreciate the flexibility and excellent layout of this delightful apartment.

Located in Rugby Road, the property is just a short distance from West Worthing railway station, offering excellent transport links to Brighton, London, and beyond. Worthing town centre is approximately 2 miles away, boasting a fantastic selection of shops, cafes, restaurants, and leisure facilities.

Lease length remaining - 946
Buildings insurance £300pa

## Communal entrance to ground floor flat

## Entrance hall

## Bay fronted lounge
## 15'0 x 16'4 (4.57m x 4.98m)

Bedroom one
11'0 x 13'10 (3.35m x 4.22m)

Separate w/c

Dining room
14'2 x 10'10 (4.32m x 3.30m)

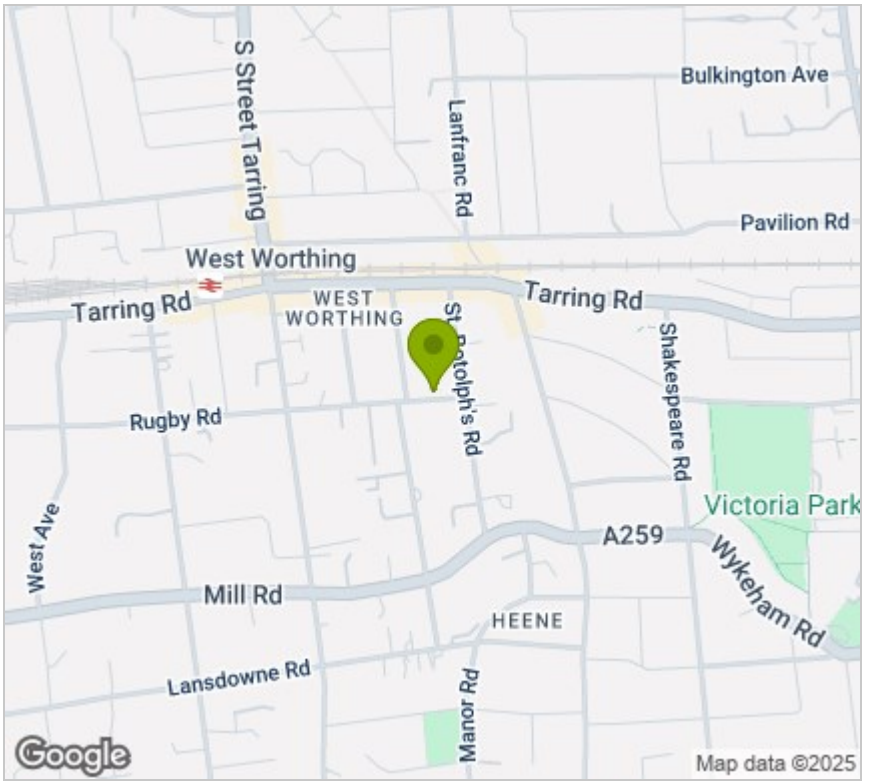
Family bathroom
5'2 x 7'11 (1.57m x 2.41m)

Modern fitted kitchen
6'11 x 11'0 (2.11m x 3.35m)

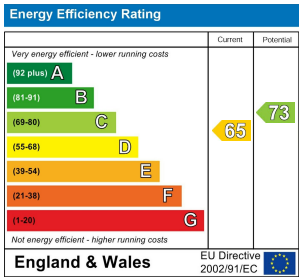
Rear garden

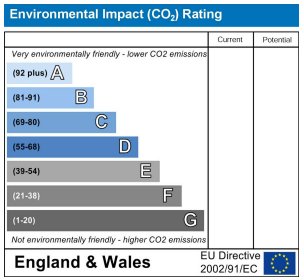
## Floor Plan

## 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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