



JAMES & JAMES
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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



GFF, 36 Harrow Road

, Heene, BN11 4RB

Guide price £275,000

Leasehold - Share of Freehold Council Tax Band A



Guide Price: £275,000 - £300,000

This charming 1/2 bedroom ground floor garden apartment is a perfect blend of character and contemporary style, offering a truly unique living space.

Recently refurbished throughout, it has been beautifully presented with a thoughtful mix of modern touches and original charm.

The apartment benefits from a fantastic private garden, providing a peaceful and private outdoor retreat, ideal for relaxing or entertaining.

The interior boasts two bedrooms, each filled with natural light, making the most of the apartment's desirable ground-floor position. The South facing bedroom is currently being used as a lounge.

The living area exudes warmth and character, with space for both lounging and dining. The kitchen is a standout feature, with integrated fridge, sleek countertops, and plenty of storage, making it perfect for those who love to cook and entertain.

The bathroom has been completely renovated to a high standard, offering a stylish and comfortable space with contemporary fittings. The addition of a new boiler ensures efficient heating and hot water, giving peace of mind and comfort all year round.

Located just a short walk from West Worthing Station, this apartment is perfect for those who need quick access to transport links, whether for commuting or exploring the area.

The property is also within easy reach of local shops, cafes, and green spaces, offering the convenience of city living with a peaceful and private atmosphere.

This lovely ground floor apartment is ideal for anyone looking for a low-maintenance home with a private outdoor space and modern upgrades.

Whether you're a first-time buyer or a downsizer, this property ticks all the boxes for comfortable and stylish living.

Lease years remaining - 83 (approx)

Maintenance - Split with upstairs on an 'as & when' basis

Entrance Hall

Bedroom

15'2 x 11'3 (4.62m x 3.43m)





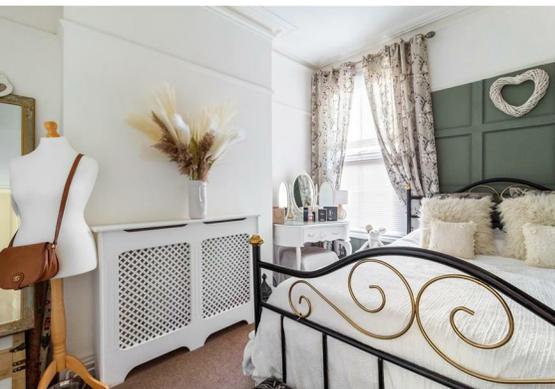
Bedroom
11'9 x 8'9 (3.58m x 2.67m)

Lounge Diner
11'5 x 10'7 (3.48m x 3.23m)

Kitchen
10'4 x 6'4 (3.15m x 1.93m)

Bathroom

Private Garden



Floor Plan



Viewing

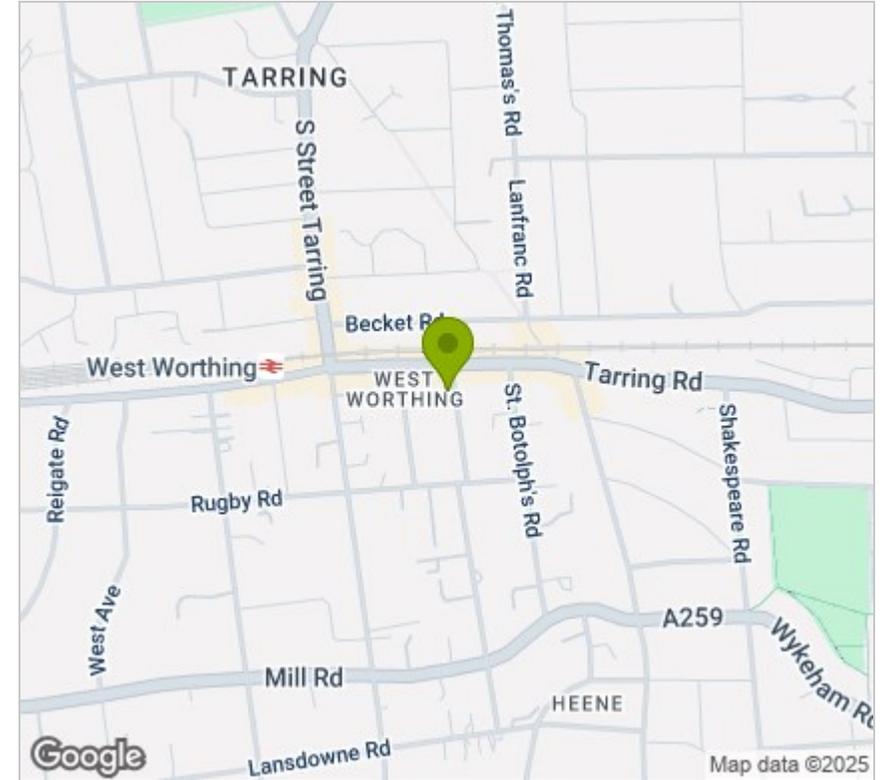
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

