Robert Luff & Co

High Street, Worthing

Leasehold - Asking Price £260,000

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We are delighted to offer this well-presented two bedroom first floor maisonette, situated within the popular private gated development of Parkside, just behind Worthing town centre. Enjoying a peaceful yet convenient location, the property benefits from its own private entrance, enclosed garden and allocated parking, making it an attractive opportunity for a variety of buyers.

Key Features

- Two-bedroom first-floor maisonette
- Private, fully enclosed garden with storage shed
- Allocated parking within a gated development
- Spacious dual-aspect lounge/diner
- Modern fitted kitchen with open-plan connection to living space
- Modern bathroom with shower over bath
- Built-in storage to the principal bedroom
- Private entrance and well-proportioned accommodation
- Convenient position close to Worthing town centre, amenities and mainline railway station
- Council Tax Band B | EPC Rating C

The accommodation is accessed via a private entrance with stairs rising to the first floor, where a central hallway provides access to all principal rooms. To the rear of the property is a spacious dual aspect lounge/diner, enjoying plenty of natural light and offering ample space for both seating and dining furniture. This opens directly into a modern fitted kitchen with a range of wall and base units and generous worktop space.

There are two bedrooms, including a spacious double bedroom overlooking the rear garden and benefiting from a useful built-in storage cupboard. The second bedroom enjoys a side aspect and offers flexibility for use as a guest bedroom or home office. Completing the accommodation is a modern bathroom fitted with a panel enclosed bath with shower over.

A particular feature of this property is its private, fully enclosed garden, accessed via a gate to the side of the building. The garden provides an attractive and secluded outdoor space, ideal for relaxing or entertaining, and benefits from a useful storage shed. The property also enjoys an allocated parking space within the private gated development.

Parkside is ideally situated within easy reach of Worthing town centre, offering a wide range of shops, cafés, restaurants and leisure facilities. Local parks, regular bus services and Worthing mainline railway station are all conveniently located nearby, whilst the seafront and promenade are also within easy reach.

Tenure
Leasehold with 969 years remaining on the lease.
Service Charge: £1,050 per annum.
Ground Rent: £50 per annum.











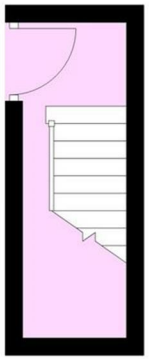
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Floor Plan High Street

Ground Floor
Approx. 4.3 sq. metres (46.5 sq. feet)

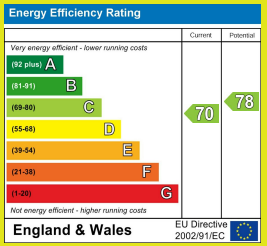


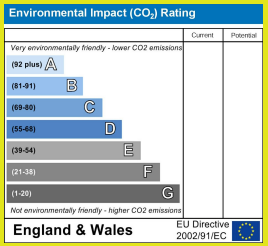
First Floor
Approx. 51.2 sq. metres (551.5 sq. feet)



Total area: approx. 55.6 sq. metres (598.0 sq. feet)







The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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