



LONGFELLOW ROAD, WEST SUSSEX, BN11
£345,000 SHARE OF FREEHOLD

Winkworth



LONGFELLOW ROAD, WEST SUSSEX, BN11

Beautifully arranged and occupying the whole ground floor of a handsome red-brick Edwardian home is this spacious two-bedroom garden apartment.

Immaculate throughout with interiors that elevate the feeling of space, having bags of natural light as well as tall ceilings, stripped floorboards, original sash windows and a calm colour palette in the decor.

Situated within the 'Poets District' of Worthing on a well-regarded residential avenue this fine property is perfectly placed for the benefits of town and beach life. Worthing mainline station with direct access to London and Brighton is 0.6 of a mile walk as is the town centre. Day-to-day shopping can be found close by with a range of independent shops, a supermarket and cafés.

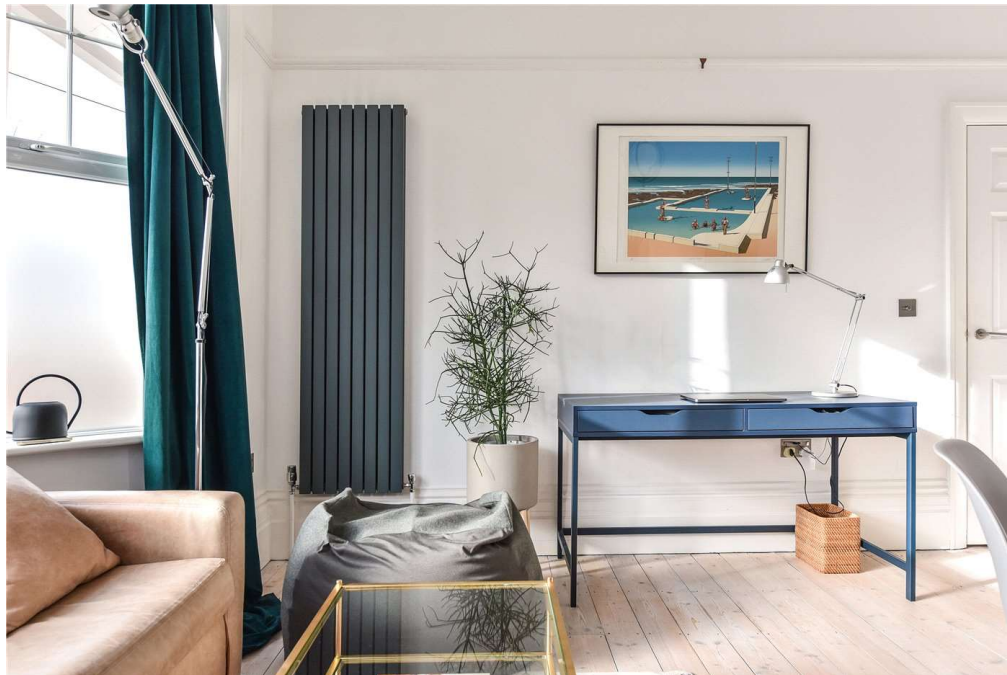
Our floorplan shows the balanced layout and dimensions of the apartment. Of note are the room sizes with both the bedrooms being doubles and the master of an impressive size. The back rooms have benefitted from the addition of increased soundproofing, not often found in period conversions but most welcome. The front reception with its deep south-facing window and original tiled fireplace is a lovely, bright space to relax.

The kitchen is well-appointed with a range of wall and base units incorporating appliances, a range cooker, as well as a modern breakfast bar for dining. The side door takes you out to the private garden and offers access to the front via a gate. The bathroom has a modern suite of bath with shower, basin and w.c. with ceramic tiling to the walls and floor. There is ample storage including a large understairs and additional walk-in linen cupboard off the long hallway.

The walled rear garden is a wonderful place in which to unwind. Being the entire garden of the building it is of a fantastic size, predominantly lawn with a range of established planting and specimen trees, with the rear deck area positioned to make the most of the evening sun. A garden shed provides storage for gardening equipment and bikes.

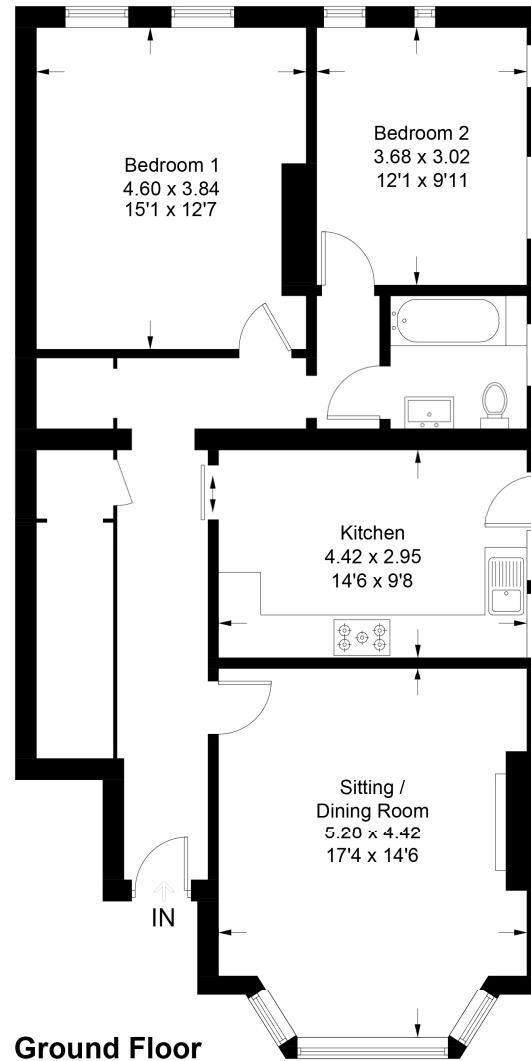
In summary, with a long lease and share of freehold, this property is a must view if you are looking for a well-proportioned period apartment in a quiet area yet moments to amenities. The garden is a delight and being private with separate access, offers another dimension to apartment living.





Longfellow Road, Worthing, BN11 4 NU

Approximate Gross Internal Area = 91.9 sq m / 989 sq ft



Ground Floor

PRODUCED FOR WINKWORTH ESTATE AGENTS.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2020.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	73	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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