



ASH GROVE, WEST SUSSEX, BN11
£275,000 LEASEHOLD

Winkworth



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Situated on a leafy no-through road in Worthing this stunning upper-floor apartment forms the top floor of a handsome Victorian home. Ash Grove is central to town in an enclave of period homes just north of The Steyne which leads to the seafront.

Impeccably presented this fantastic property has been subject to refurbishment by the current vendors to a high standard. Bathed in natural light the interiors with their tall ceilings feel spacious, accentuated by the neutral colour ways of the walls and flooring.

Set on the upper floor a private front door leads to your own staircase. The upper landing has room for a desk from which to work and access to a loft with potential. The reception is fabulous, the deep windows with their south-facing aspect allow the sunshine to flood in. Bespoke cabinetry and shelving flank the focal fireplace. The well-appointed kitchen is fitted with a comprehensive range of modern shaker-style units incorporating appliances and a modern Belfast sink. The double bedroom is of a good size with double glazed French doors to a new iron staircase leading to the garden. The shower room is fitted with a modern suite comprising a glazed walk-in shower, wc and basin with black sanitaryware.

Externally the property benefits from the front garden which is landscaped, a neat communal hall and a fabulous rear garden. Access is from the rear of the apartment from a staircase or rear gate with the entire space professionally landscaped.

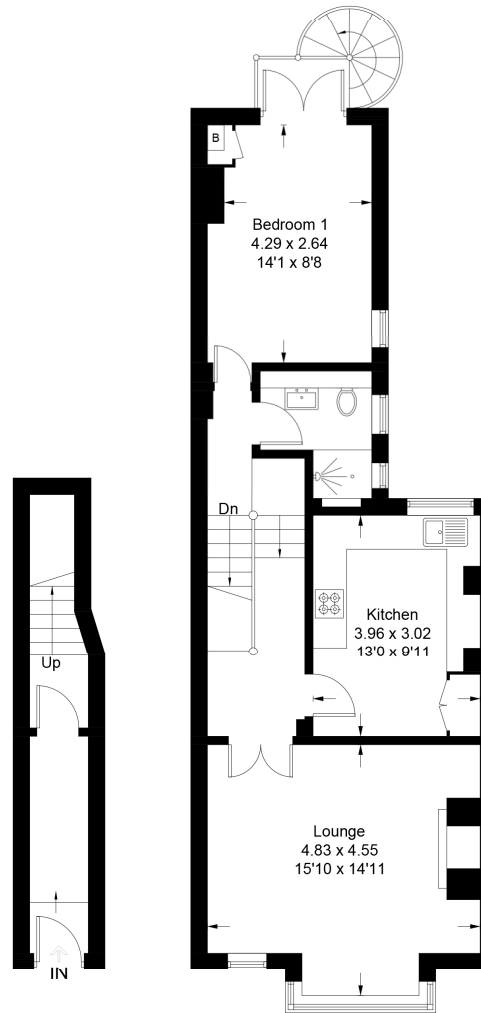
The property is leasehold and comes with the freehold with ad-hoc outgoings. The entire loft is demised to the property offering potential to convert STPP.





Flat 2, 13 Ash Grove, BN11 12PD

Approximate Gross Internal Area = 69.3 sq m / 746 sq ft



Ground Floor First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID870524)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D	63	
(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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