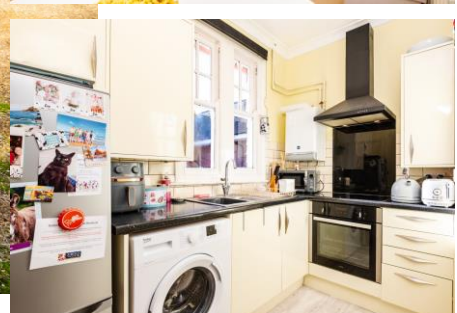


It's all in the details...



Flat 5 St. Michaels Lodge,
1 St. Michaels Road, West Sussex, BN11 4SD

£180,000

- Contemporary first-floor apartment in West Worthing
- Spacious double bedroom with built-in storage
- Bright south-facing living room
- Sleek and modern kitchen
- Stylish bathroom with a shower over the bath
- Allocated off-road parking
- Gas-fired central heating throughout
- Secure entry system for added peace of mind
- Convenient loft storage space
- Long lease with a share of the freehold

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325 Goring Rd, Goring-by-Sea, Worthing BN12 4NX
01903 501105 | goring@staffordjohnson.co.uk

Step Inside

From the moment you enter the welcoming hallway, you'll appreciate thoughtful touches like dado rails and coving, which add character to the space. A pull-down ladder provides access to the loft, offering convenient additional storage to help keep the apartment tidy and clutter-free.

The living room is bathed in natural light from its south-facing sash window, creating a bright and inviting atmosphere. With a fitted carpet, feature wall lights, and a dado rail, this versatile space is perfect for relaxing or entertaining. There's even room for a desk, making it ideal for those who work from home.

The double bedroom is just as appealing, featuring two windows that allow plenty of natural light to flood in. A built-in storage cupboard adds practicality, while the neutral décor provides the perfect backdrop for you to add your own personal style.

The modern, refitted kitchen is well-appointed, with sleek base and eye-level units, a stainless steel sink with a mixer tap, an integrated oven and hob, space for a fridge/freezer, and plumbing for a washing machine.

In the bathroom, a contemporary suite includes a shower over the bath, a pedestal wash hand basin, and a low-level WC. Thoughtful details such as tiled splashbacks, a mirrored cabinet, and vinyl flooring enhance both style and functionality.

Outside

Allocated off-road parking ensures added convenience in this sought-after location.

In Your Local Area

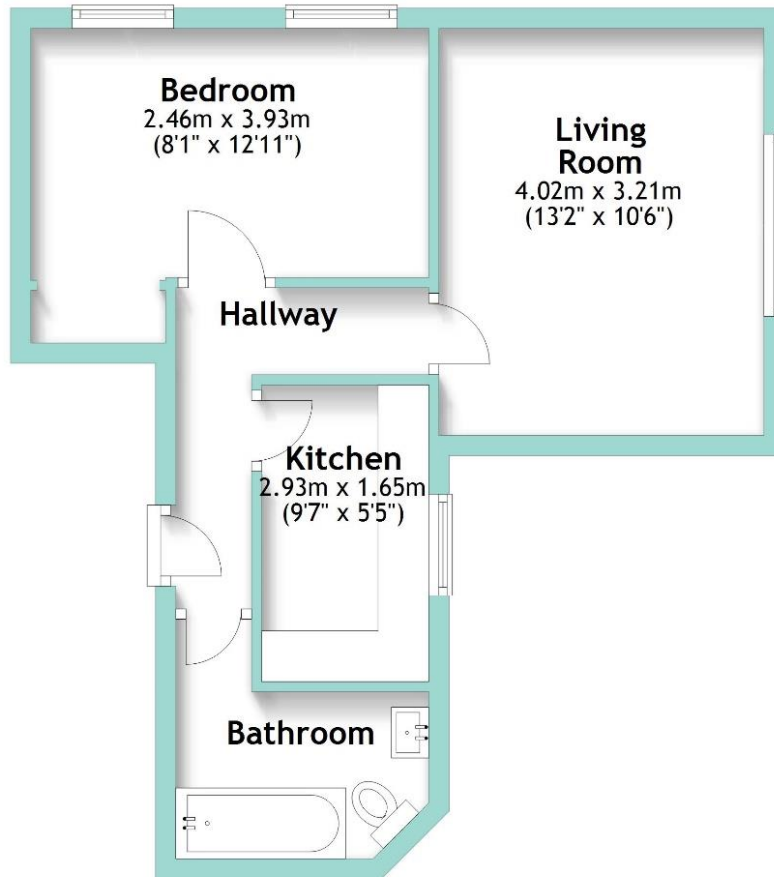
Located in the heart of Worthing, this apartment offers easy access to everything the town has to offer. The seafront is just a short stroll away, where you can enjoy refreshing coastal walks and the lively atmosphere of seaside living.

The nearby town centre provides a variety of shops, cafés, and restaurants, while excellent transport links connect you to Brighton, Chichester, and beyond. With local parks, leisure facilities, and cultural attractions all within easy reach, this is an ideal location for both work and leisure.



First Floor

Approx. 38.1 sq. metres (409.9 sq. feet)



Total area: approx. 38.1 sq. metres (409.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		
(55-68) D		63
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Additional Information

Tenure: Leasehold

Council Tax: Adur & Worthing Band A

Lease: Approximately 140 years remaining

Current Ground Rent: £65 Yearly

Current Service Charge: £743 Half Yearly

Disclaimer

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own Investigations into the working order of these items. All measurements are approximate and photographs provided for guidance only. The mention of any appliances, apparatus, fixtures, fittings, or services within these particulars does not necessarily mean they are included within the sale.

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