



Matthew
Anthony
ESTATE AGENCY

It's all in the details...



5 St. Michaels Lodge

1 St. Michaels Road, West Sussex, BN11 4SD

£180,000

- Stylish first floor apartment in West Worthing
- One double bedroom with built-in storage
- South facing living room
- Stylish kitchen
- Modern bathroom with shower over bath
- Allocated off road parking
- Gas fired central heating throughout
- Secure entry system
- Loft storage
- Long lease

www.matthewanthony.co.uk

Worthing House, 6 South Street, Worthing BN11 3AA
01903 608080 | info@matthewanthony.co.uk

Step Inside

From the moment you step into the welcoming hallway, you'll notice thoughtful details like dado rails and coving that add a sense of character. The loft space, accessible via a pull down ladder, offers handy additional storage, keeping the apartment neat and clutter free.

The living room is bathed in natural light from its south facing sash window, creating a warm and inviting atmosphere. With a fitted carpet, feature wall lights, and a dado rail, this is a versatile space perfect for relaxing or entertaining, and even has room for a desk to create a space to work from home.

The double bedroom is equally appealing, with a duo of windows that fill the room with daylight. A built-in storage cupboard provides practical functionality, while the neutral decor allows you to add your personal touch.

The modern refitted kitchen features sleek base and eye level units, complemented by a stainless steel sink with a mixer tap. With an integrated oven and hob, space for a fridge/freezer, and plumbing for a washing machine, it's a well appointed.

In the bathroom, you'll find a contemporary suite with a shower over the bath, a pedestal wash hand basin, and a low level WC. Thoughtful details like tiled splashbacks, a mirrored cabinet, and vinyl flooring add to the rooms functionality and style.

Outside, allocated off road parking ensuring your convenience in this popular location.

In Your Local Area

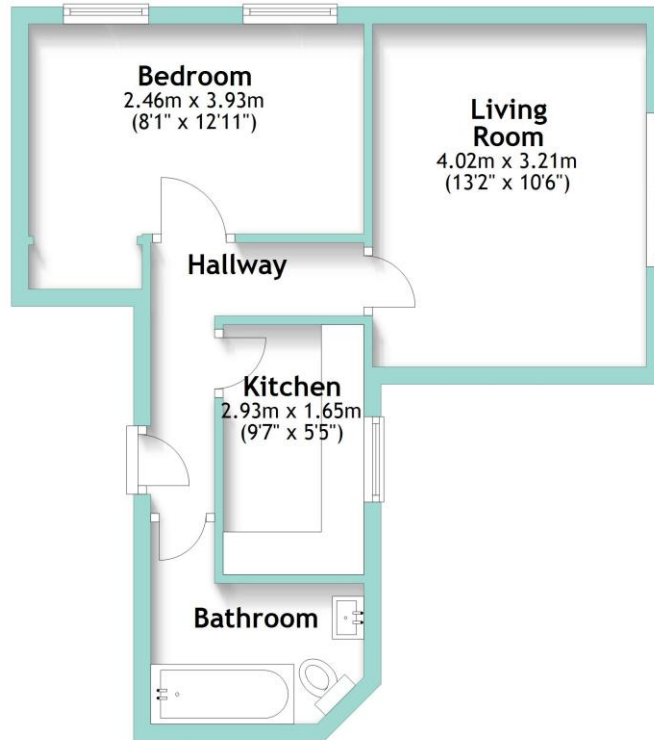
Situated in the heart of Worthing, this apartment places you within easy reach of everything the town has to offer. The seafront is just a short stroll away, where you can enjoy scenic walks, fresh air, and the vibrant atmosphere of coastal living.

The nearby town centre offers a range of shops, cafes, and restaurants, while excellent transport links connect you to Brighton, Chichester, and beyond. Local parks, leisure facilities, and cultural attractions are all within easy reach, making this 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 | |

Council Tax: Adur & Worthing Band A

Tenure: Leasehold

Lease: Approximately 140 years remaining

Current Ground Rent: £65 Yearly

Current Service Charge: £743.28 Half Yearly

Conservation Area: The property is located in the Heene conservation area. Further details can be found on the Adur & Worthing Council website.

Flood Risk:

Rivers & Seas: Very Low

Surface Water: Low

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.

www.matthewanthony.co.uk

Worthing House, 6 South Street, Worthing BN11 3AA
01903 608080 | info@matthewanthony.co.uk