



Matthew
Anthony
ESTATE AGENCY

It's all in the details...



Flat 6 York House

57 Church Walk, Worthing, West Sussex, BN11 2LT

£250,000

- Approximately only 0.2 miles/300 metres from the beach
- Spacious ground floor flat in a low rise complex
- Private garage
- Impeccably presented triple aspect interior
- Brilliantly large living/dining room
- Sleek contemporary kitchen with integrated appliances
- Two generous double bedrooms
- Smart modern bathroom
- Plenty of handy hallway storage
- Easy access to local schools, the mainline station and town centre

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Worthing House, 6 South Street, Worthing BN11 3AA
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Spacious ground floor flat with garage on a tree-lined road only 0.2miles from the beach. Stylish modern interior with a large living/dining room, sleek handleless fully fitted kitchen and contemporary bathroom.

Step Inside

Sitting on the ground floor of a prized low rise complex encompassed by the greenery of communal gardens, this impeccable modern home is perfectly placed for gentle strolls to the beach and has the added benefit of a garage.

Brilliantly bathed in sunlight, a triple aspect layout unfolds from a large central hallway that instantly gives a great sense of space and allows everywhere to feel airy and roomy. With ample room to create delineated seating, dining, play or desk/study areas, a more than generous living/dining room pairs a classic grey and white colour scheme with the warming tones of an engineered wood floor. Immaculately styled, it's easy to imagine spend quality time with friends and family here.

The exemplary presentation continues across the hallway in a superbly sleek fully fitted kitchen with a u-shaped design that's both stylish and functional. The clean lines of handleless gloss white cabinets and contrasting countertops give a fresh clutter-free feel and a notable array of integrated appliances makes everyday life as easy as possible. Vibrant purple splashbacks lend a playful pop of colour and while the stainless steel sink has a fabulous statement spray tap, the large square window is frosted with subtle flower patterns that add a coveted measure of privacy without compromising on the lovely amount of natural light.

Adaptable to your needs, two double bedrooms have plenty of space for your own choice of wardrobes. Together they share a chic family bathroom where a contemporary suite includes a full size bath with an overhead shower. Its smart tile setting and tall matt black column radiator add a deluxe finishing touch.

A selection of hallway cupboards supply an enviable level of additional handy storage, while outside the garage means that you can say goodbye to hunting for a parking space.

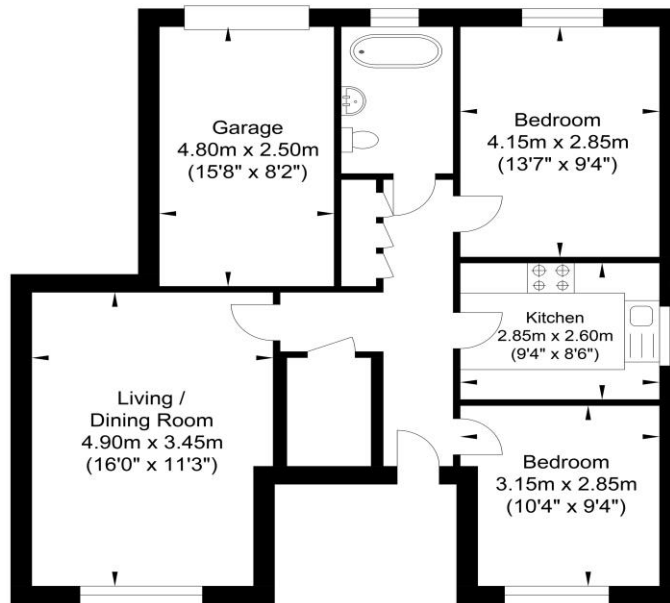
In Your Local Area

On a wide tree-lined road filled with period homes to the east of the town centre, this ground floor flat is merely 0.2miles from the beach. Offering a great lifestyle for families, anyone working from home, upsizers or downsizers, it is ideally positioned for all that Worthing has to offer. The ever popular Rise and East Toast cafes are only a stroll from your door and the wide range of high street shops, major supermarkets and independent amenities in the centre of town are all within easy reach.

For families there's a great selection of highly regarded schools in the local area including Davison High School for Girls currently rated as Outstanding by Ofsted. The coast road takes you directly to Portslade, Hove and Brighton while the A27 offers convenient routes across Sussex from Portsmouth to Eastbourne. East Worthing mainline station is approximately only 0.6miles on foot.



Church Walk, Worthing



Ground Floor
Approximate Floor Area
621.50 sq ft
(57.74 sq m)

Approximate Gross Internal Area (Excluding Garage) = 57.74 sq m / 621.50 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax: Adur & Worthing Band C

Tenure: Leasehold

Lease: Approximately 99 years remaining

Current Ground Rent: £10 Half Yearly

Current Service Charge: £839 Half Yearly

Flood Risk

Rivers & Sea - Very Low

Surface Water - Very 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.

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