





45 Southview Gardens

Worthing

A highly sought after spacious THREE BEDROOM apartment with private rear garden and GARAGE. Located in popular West Worthing within close proximity to the Goring Road shops, cafes, restaurants and transport links. The accommodation briefly comprises, PRIVATE ENTRANCE with stairs to the first floor, spacious hall, 15ft living room with fireplace, modern dual aspect kitchen, three bedrooms, bathroom and separate Wc. Externally there is a WEST ASPECT REAR GARDEN and garage. Benefits include gas central heating, double glazing, long lease with a SHARE OF FREEHOLD and low outgoings.

Council Tax band: C

Tenure: Share of Freehold

- Three Bedrooms
- West Aspect Rear Garden
- Garage
- Popular West Worthing
- Leasehold & Share of Freehold
- Gas Central Heating
- Double glazing
- 15ft Lounge



Hallway

A spacious hall connecting all rooms. Double glazed window and low level double cupboard housing electric meter. Two Radiators. Wall mounted central heating thermostat. Picture rail. Access hatch to loft space housing combination boiler.

Living Room

15' 9" x 12' 2" (4.80m x 3.70m)

Tiled surround fireplace. Double glazed window. Radiator. Picture rail.

Kitchen

10' 6" x 10' 2" (3.20m x 3.10m)

A dual aspect room with three double glazed windows. Excellent range of working surfaces with cupboards and drawers fitted under. Inset sink. Space for washing machine. Space for cooker with concealed extractor above. Integrated slimline dishwasher. Part tiled walls.

Bedroom One

13' 1" x 11' 10" (4.00m x 3.60m)

Recessed cupboard. Double glazed window. Radiator. Picture rail.

Bedroom Two

13' 5" x 12' 2" (4.10m x 3.70m)

Double glazed window. Radiator. Picture rail.

Bedroom Three

10' 2" x 7' 10" (3.10m x 2.40m)

Double glazed window. Radiator. Picture rail.

Bathroom

Comprising painted wood panelled bath with shower above and folding screen and pedestal wash hand basin. Chrome towel radiator. Double glazed obscure glass window. Tiled walls.

Wc

Low level flush Wc. Wall mounted wash basin with tiled splashback. Double glazed obscure glass window. Radiator.





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REAR GARDEN

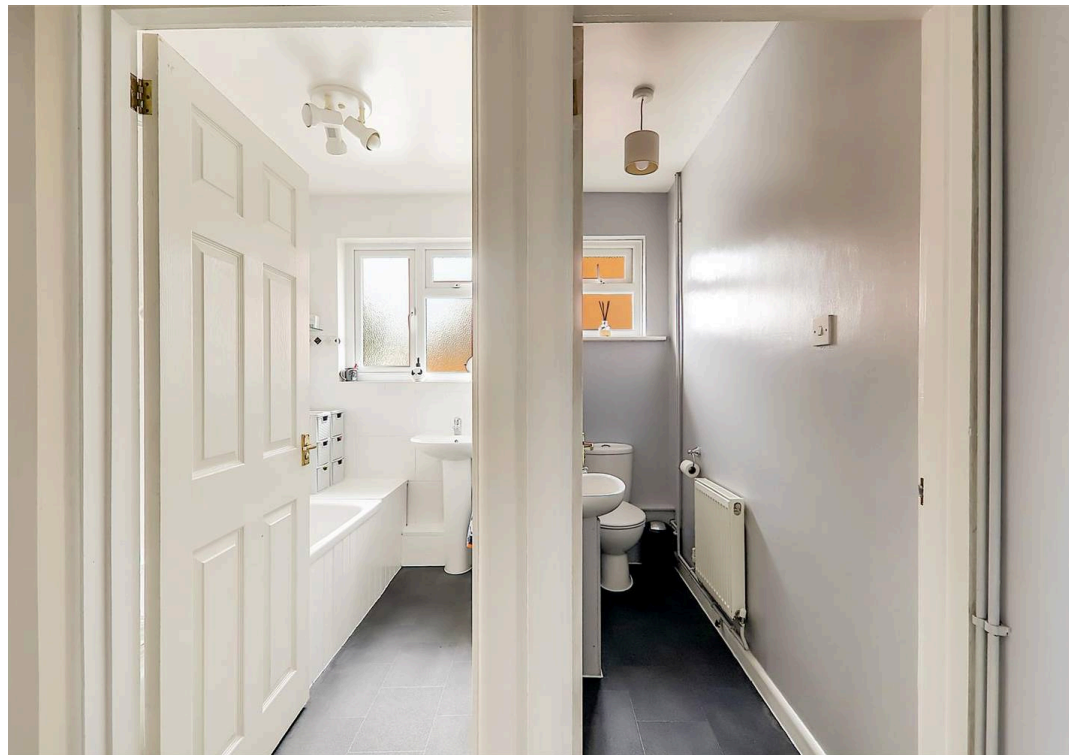
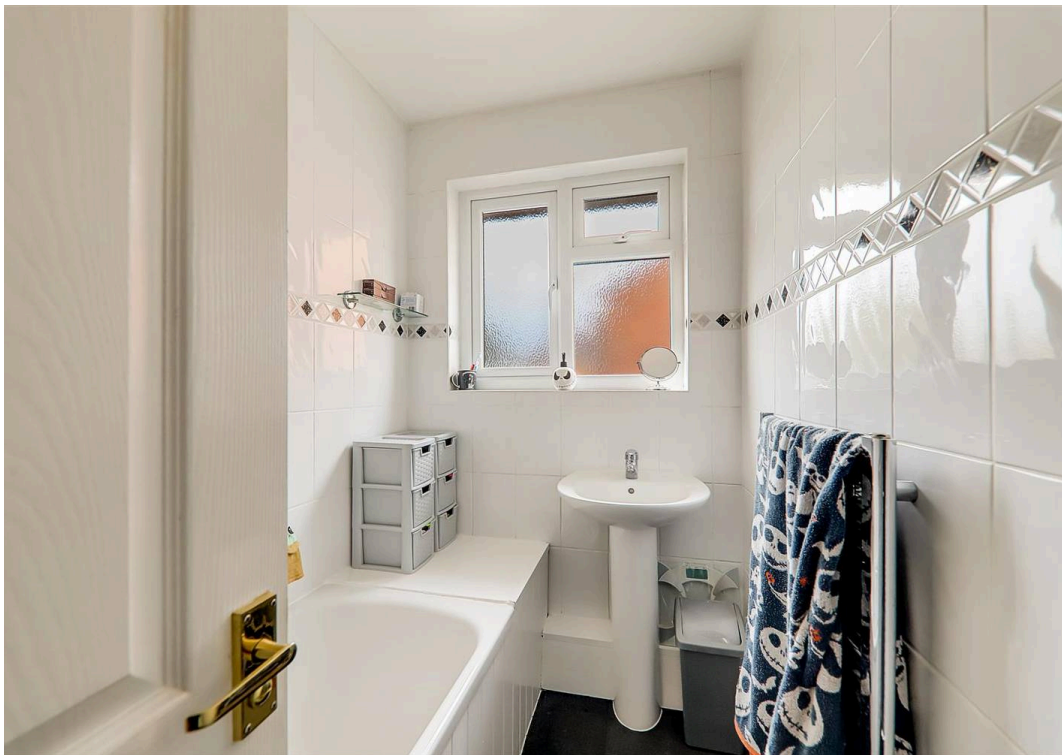
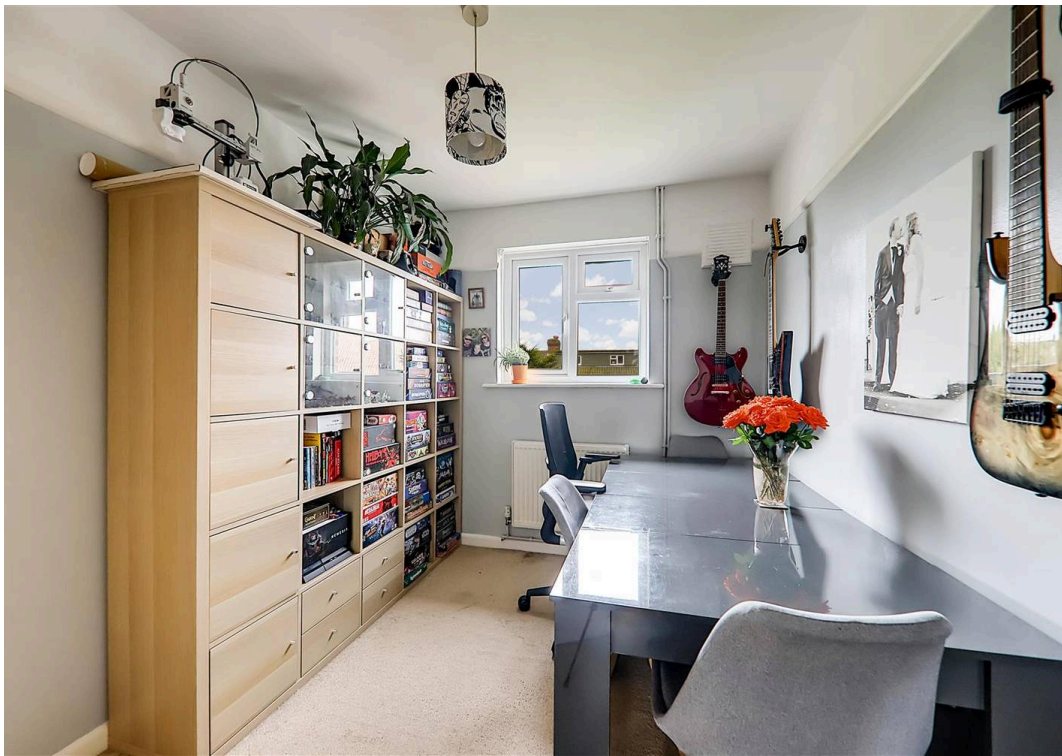
Private rear garden of popular Westerly aspect. Laid to lawn with raised decked entertaining area. Enclosed by fencing. Gate to side.

GARAGE

Single Garage

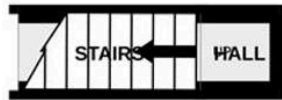
Adjoining the rear garden with up and over door.



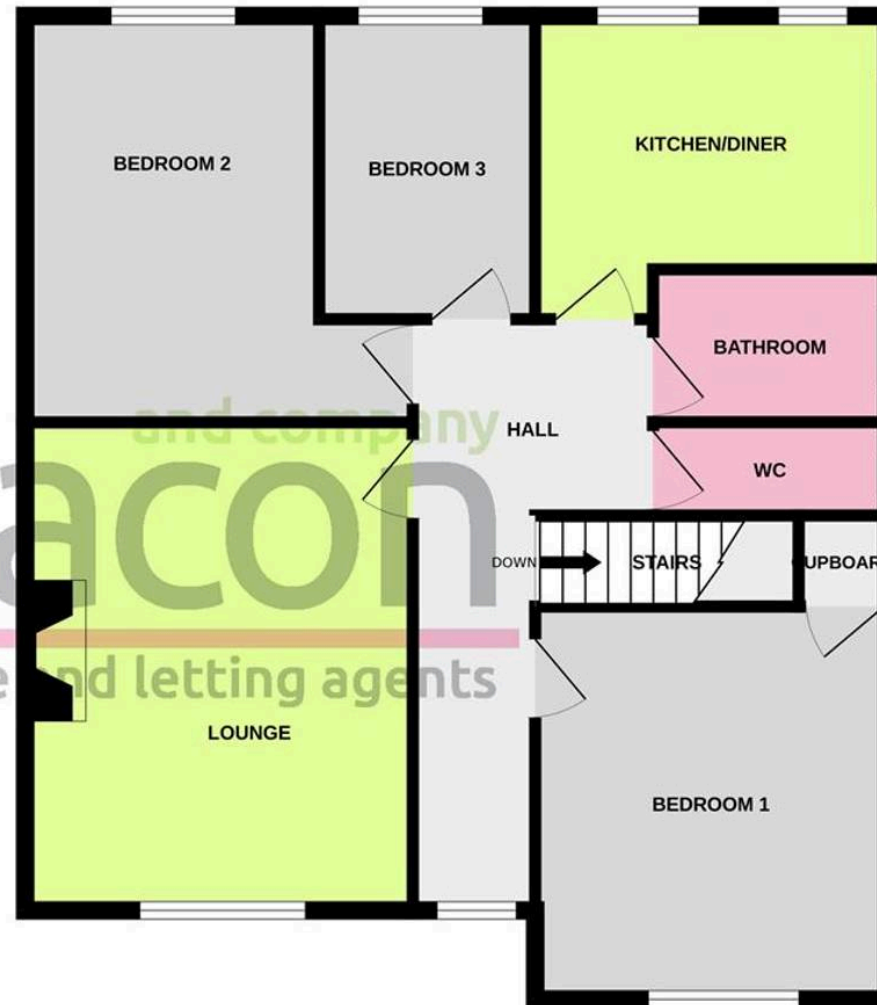


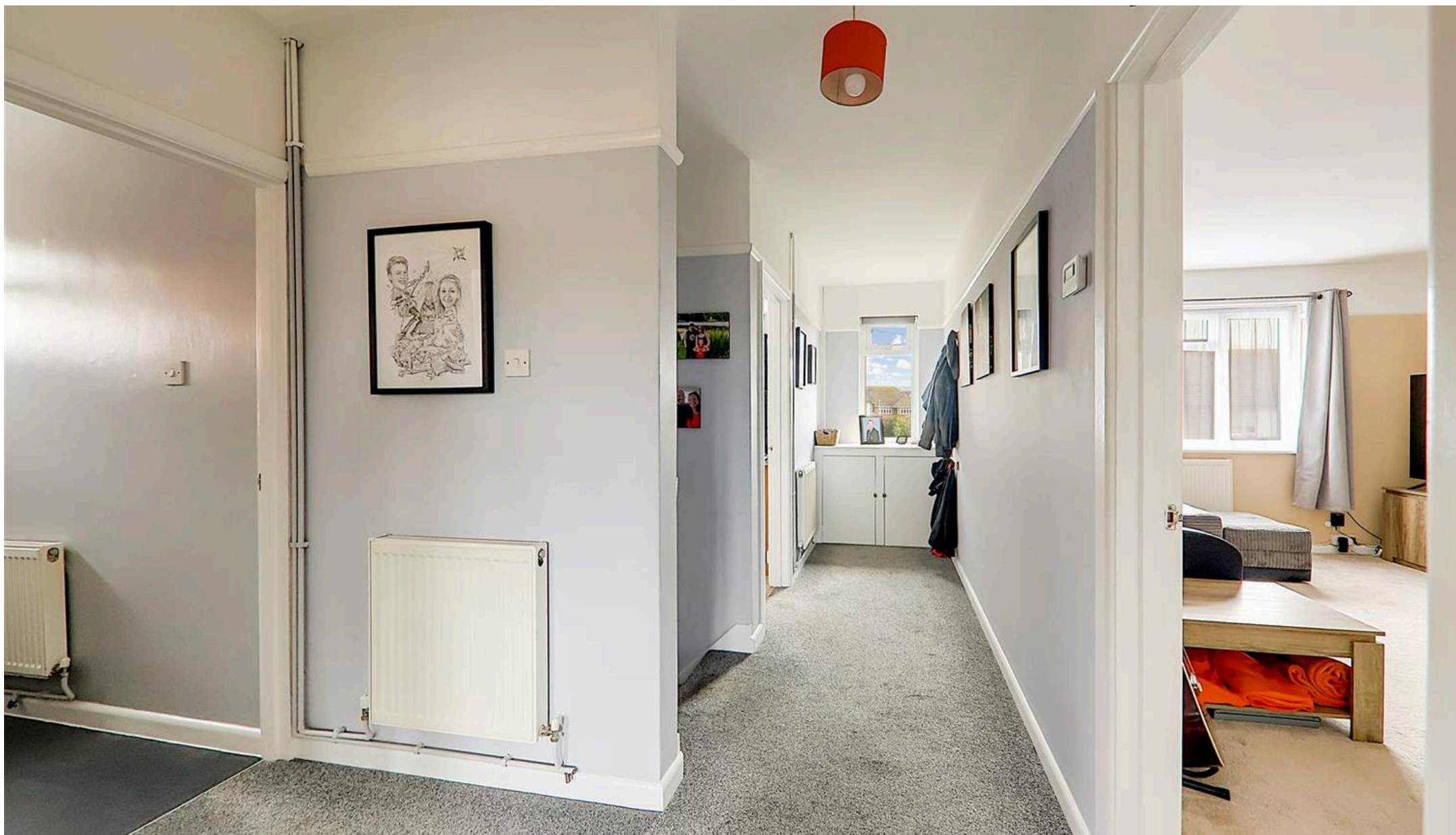
GROUND FLOOR

FIRST FLOOR



bacon
Estate and letting agents





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