

# Downview Road, Worthing OFFERS IN EXCESS OF £200,000



- **Ground Floor Purpose Built Two Bedroom Flat**
- **No Ongoing Chain**
- **Highly Sought After Position In Central Worthing**
- **Garage Included**



# Wye House, Downview Road Worthing, West Sussex, BN11 4QS



Presenting an excellent opportunity to own a two-bedroom purpose-built flat located on Downview Road in Worthing. This property offers comfortable living spaces and the potential for updating and modernization, allowing you to create a stylish and personalized home.

As you enter the flat, you will find a separate kitchen, providing a functional space for culinary endeavours. The kitchen offers the opportunity to design a modern and efficient cooking area tailored to your preferences. With some updating, you can transform this space into a contemporary and inviting hub for preparing meals. Adjacent to the kitchen, there is a separate lounge, providing a comfortable and spacious area for relaxation and entertainment. This room offers a blank canvas for you to personalize and create a cosy and inviting atmosphere. The flat comprises two double bedrooms, offering ample space and natural light. These bedrooms provide comfortable retreats for residents or guests and can be customized to suit your individual style and needs. Additionally, the property features a shower room and a separate W/C, providing convenience and functionality. With some updating, you can create a modern and stylish bathroom space. One notable feature of this property is the inclusion of a garage, offering secure parking and additional storage space for your convenience. Although the property is liveable, it is worth noting that it could benefit from some updating and modernization. This presents an exciting opportunity for you to put your personal touch on the space and create a contemporary and comfortable home.

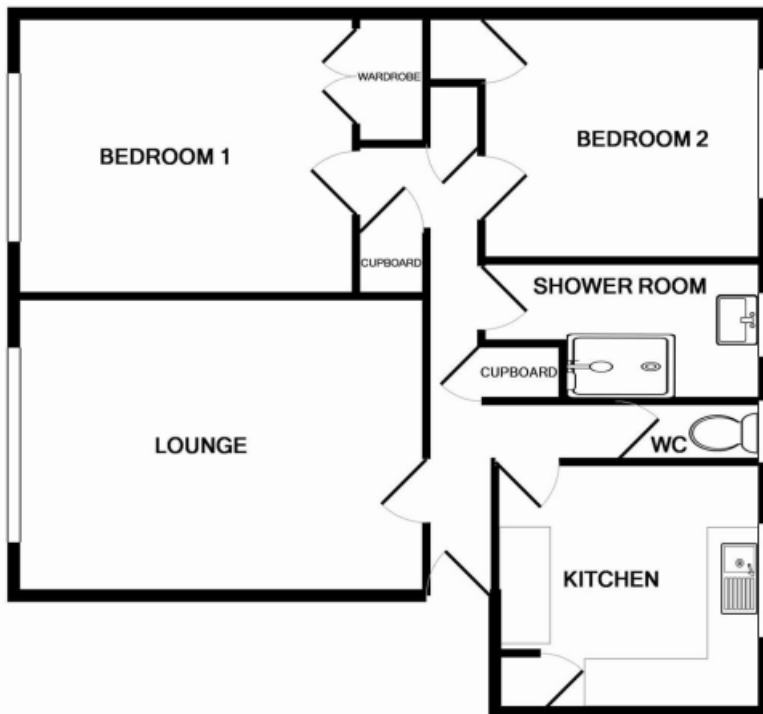
Located on Downview Road in Worthing, this flat benefits from a convenient location within close proximity to local amenities, shops, and transport links. Worthing is a vibrant coastal town known for its beautiful beaches, cultural events, and recreational facilities. The town offers a range of amenities, including restaurants, cafes, and entertainment venues, ensuring a fulfilling lifestyle for residents.



## Picture this...

Why not take a short ride into town and really soak up Worthing's cosmopolitan atmosphere by exploring around the wide range of bars, restaurants and shops on offer.

This town really is known for its entertainment and lifestyle. Alternatively, just imagine taking a short stroll round the corner to the ever so popular array of gastro pubs and treat yourself to a couple of drinks and a lovely cooked meal.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
Made with Metropix ©2016

## Accommodation

### GROUND FLOOR FLAT

ENTRANCE HALLWAY

RECEPTION ROOM  
16' 1" x 11' 6" (4.90m x 3.53m)

KITCHEN  
9' 8" x 8' 3" (2.98m x 2.52m)

BEDROOM ONE  
13' 4" x 10' 9" (4.80m x 3.32m)

BEDROOM TWO  
10' 9" x 9' 5" (3.32m x 2.89m)

SHOWER ROOM

### OUTSIDE

GARAGE







## What to do next

If you would like to see this property internally, then please call Tel 01243 624637 or email us on [info@soloestates.co.uk](mailto:info@soloestates.co.uk) and we can arrange an appointment for you to view.

After you have viewed this property, feel free to contact us regarding any questions you have or if you would like to place an offer on the property.

## Agents Note:

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

## Helpful Buying Information

We recognise that buying a property is a big commitment and therefore recommend that you visit the local authority website (contact the branch for details) and the following websites for more helpful information about the property and local area before proceeding:

[www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)  
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)  
[www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)  
[www.homeoffice.gov.uk](http://www.homeoffice.gov.uk)  
[www.helptobuy.org.uk](http://www.helptobuy.org.uk)  
[www.fensa.org.uk](http://www.fensa.org.uk)  
<http://list.english-heritage.org.uk>

## Directions

For directions to this property please contact us.

**Solomons Estate Agents**

**01243 624 637**

[info@soloestates.co.uk](mailto:info@soloestates.co.uk)

The Old Boat House, Bosham Lane, Bosham, PO18 8HS

[www.soloestates.co.uk](http://www.soloestates.co.uk)