

Lennox Road, Worthing

GUIDE PRICE OF £275,000 - £300,000



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

1a Lennox Road, Worthing, BN11 1FF



Welcome to this stunning ground floor, two-bedroom apartment situated in the heart of Lennox Road, Worthing. This immaculate purpose-built flat is only a few years old, having been expertly converted from former office spaces by a reputable developer, and it offers a contemporary haven for modern living.

As you step through the front door, you are greeted by a long, inviting hallway that seamlessly connects the rest of the apartment. Directly in front of you lies the second bedroom, a generously sized space that comfortably accommodates a double bed, dressing table, and a free-standing wardrobe. The room is adorned with crisp white walls and plush carpeting, creating a serene and cozy atmosphere.

Continuing along the hallway, a slight bend leads you to the impressive open-plan kitchen and dining area. This modern culinary space boasts sleek white cabinetry, ample work surfaces, and a host of integrated appliances, including a built-in fridge freezer. With plenty of base units and storage cupboards, it is both practical and stylish, perfect for cooking and entertaining alike. The adjoining living area is wonderfully spacious and airy, highlighted by large floor-to-ceiling windows and double doors that open out onto a private terrace, flooding the space with natural light and offering an ideal spot for relaxation and alfresco dining.

Adjacent to the living area is the chic and contemporary bathroom suite, fully tiled and equipped with a bath and overhead shower, a vanity sink, and a convenient button flush toilet. The bathroom's modern design ensures a comfortable and refreshing experience. Next to the bathroom, you will find a practical utility cupboard with plumbing for a washing machine, providing additional convenience. The master bedroom is a true retreat, with enough room to easily fit a double bed and a large free-standing wardrobe within its cleverly designed alcove. Like the living area, this bedroom benefits from a large floor-to-ceiling window that overlooks the terrace, allowing for an abundance of natural light and a peaceful ambiance.

This delightful apartment also boasts several additional benefits, including a long lease and on-street permit parking. Its prime location ensures you are within walking distance of Worthing town centre, offering a plethora of shops, restaurants, and amenities. Moreover, you will enjoy easy access to local train stations and the A27, providing excellent connectivity to London and Gatwick.

In summary, this beautifully presented apartment is a perfect blend of modern style and practicality, offering an exceptional living experience in one of Worthing's most desirable locations. Don't miss the opportunity to make this remarkable property your new home.



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.

Accommodation

GROUND FLOOR FLAT

ENTRANCE HALLWAY

BEDROOM TWO
8' 4" x 9' 7" (2.54m x 2.93m)

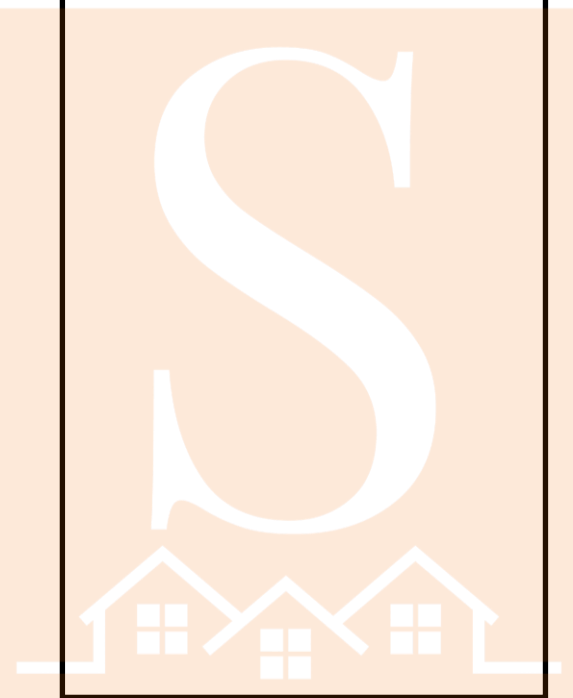
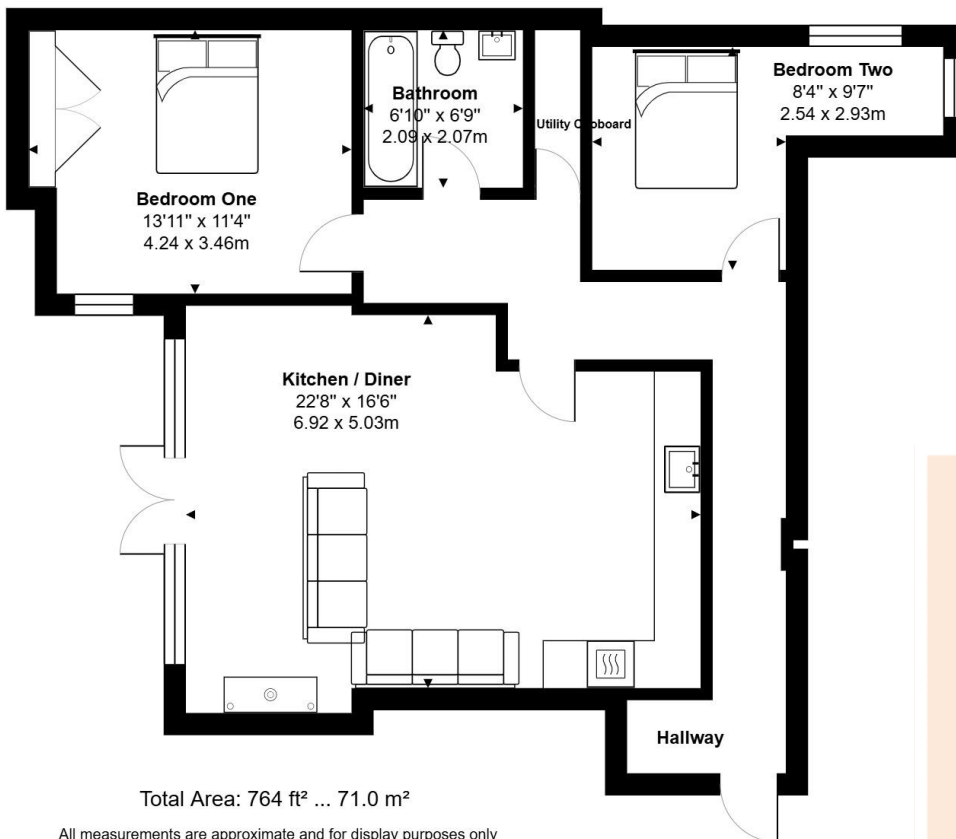
KITCHEN / DINER
22' 8" x 16' 6" (6.92m x 5.03m)

BEDROOM ONE
13' 11" x 11' 4" (4.24m x 3.46m)

BATHROOM
6' 10" x 6' 9" (2.08m x 2.07m)

OUTSIDE

TERRACE





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 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	48 E	48 E
21-38	F		
1-20	G		

Agents Note:

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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
- www.landregistry.gov.uk
- www.gov.uk/green-deal-energy-saving-measures
- www.homeoffice.gov.uk
- www.helptobuy.org.uk
- www.fensa.org.uk
- <http://list.english-heritage.org.uk>

Directions

For directions to this property please contact us.

Solomons Estate Agents

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www.soloestates.co.uk