



46 Homefield Road | Worthing | BN11 2JA
Asking Price Of **£289,950**





A rare and spacious Victorian ground floor two double bedroom garden apartment conveniently located a short walk from Worthing seafront, town and hospital. Features include off road parking for several vehicles, a large detached garage, private side and rear garden, freehold and no onward chain.



Key features:

- Ground Floor Victorian Flat
- Two Large Double Bedrooms
- Separate Kitchen
- Ample Off-Road Parking
- Large Detached Garage
- Private Side and Rear Garden
- Freehold
- Town Centre Location
- Viewing Recommended
- No Onward Chain

 2 Bedrooms

 1 Bathroom

 1 Living Room

INTERNAL This stunning Victorian apartment occupies the entire ground floor of the building with just one other apartment above. There are two large bedrooms, the current master features a bay window and benefits from a Westerly aspect looking over the landscaped front garden and across to Homefield Park. The current living room is South facing and has a large storage cupboard. The kitchen and bathroom are to the rear of the building. The kitchen offers access to the private garden, comprises a utility area which has space and plumbing for a washing machine and houses the boiler. The fitted kitchen also includes an electric 4 ring hob, electric oven, extractor fan and a stainless steel sink with drainer. The part-tiled bathroom has a bathtub with shower overhead, wash basin and a WC.

EXTERNAL Front garden is mainly paved with feature plants. Long private driveway leading to a large detached garage separated by double gates. Ample off-road parking for multiple vehicles.

Private side and rear garden are mainly paved.

SITUATED Conveniently located opposite Homefield Park and a short walk from Worthing Hospital. Approx 0.5 miles to Worthing seafront and town centre. A choice of Supermarkets and bus services are within a short walk. Worthing and East Worthing Train Station are approximately 0.5 - 0.75 miles in distance.

LOUNGE 12' 7" x 12' 5" (3.84m x 3.78m)

KITCHEN 12' 6" x 8' 5" (3.81m x 2.57m)

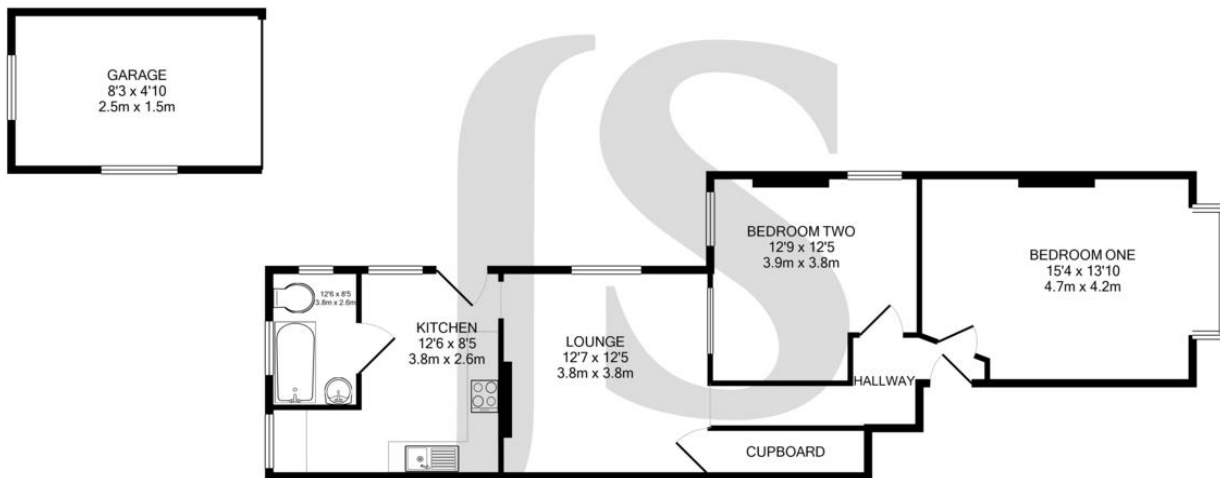
BATHROOM 8' 3" x 4' 10" (2.51m x 1.47m)

BEDROOM ONE 15' 4" x 13' 10" (4.67m x 4.22m)

BEDROOM TWO 12' 9" x 12' 5" (3.89m x 3.78m)

GARAGE 14' 11" x 9' 5" (4.55m x 2.87m)





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.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England, Scotland & Wales	EU Directive 2002/91/EC	75	England, Scotland & Wales
		65	77
			64

Property Details:

Floor Area: 753 sq ft (70 sq m) – Floor area is quoted from the EPC

Tenure: Freehold

Council Tax: Band B

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.