



1 Mill House Gardens, Worthing, BN11 4NE
Asking Price £275,000

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We are delighted to bring to the market this fantastic two double bedroom ground floor apartment in the popular development of Mill House Gardens. Internally the accommodation briefly comprises; spacious hallway, kitchen, living room with access to private patio. Two sizable double bedrooms both with ample storage. En suite to main bedroom with a further main bathroom. Externally you have the benefits of having a secluded, south facing private patio. You also have access to a south facing communal garden. There is access to a private garage and further visitor parking bays. The property is being offered chain and viewing is highly recommended.

- Ground Floor Apartment
- Two Double Bedrooms
- Chain Free
- South Facing Private Patio
- Garage
- En Suite to Master Bedroom
- South Facing Communal Gardens
- Further South Facing Communal Garden





Entrance Hall

Carpeted throughout. Two Radiators. Access to storage cupboard housing water cylinders. Further cupboard housing meters.

Kitchen

3.8 x 2.6 (12'6" x 8'6")

A fitted kitchen briefly comprising; roll edge work surfaces. Half tiled walls. Inset stainless steel sink with drainer. Integrated double oven and four ring electric hob. Two windows. Space for various appliances.

Living Room

4.8 x 3.8 (15'9" x 12'6")

Carpeted throughout. Two radiators. Fireplace. Window. Sliding doors leading onto private terrace.



Bedroom One

3.6 x 3.4 (11'10" x 11'2")

Carpeted throughout. Radiator. Two double built in wardrobes. Window. Door providing access to;

En suite

Half tiled walls. Low level Wc with matching wash hand basin. Corner shower with 'Mira' power shower. Wall mounted heated towel rail.

Bedroom Two

3.8 x 3.6 (12'6" x 11'10")

Carpeted throughout. Radiator. Window. Built in double wardrobe. Further single built in wardrobe.

Bathroom

Half tiled walls. Low level Wc with matching wash hand basin. Panelled bath. Wall mounted heated towel rail. Large under stair cupboard.



Private Terrace

Access via living room. A secluded patio area with trellis surround perfect for a South facing seating area.

Communal garden

A beautifully presented south facing communal garden. Laid to lawn with a mature tree and shrub boarder.

Private Garage

Access via up and over door.

Visitor Parking

Two parking spaces for visitors.

Required Information

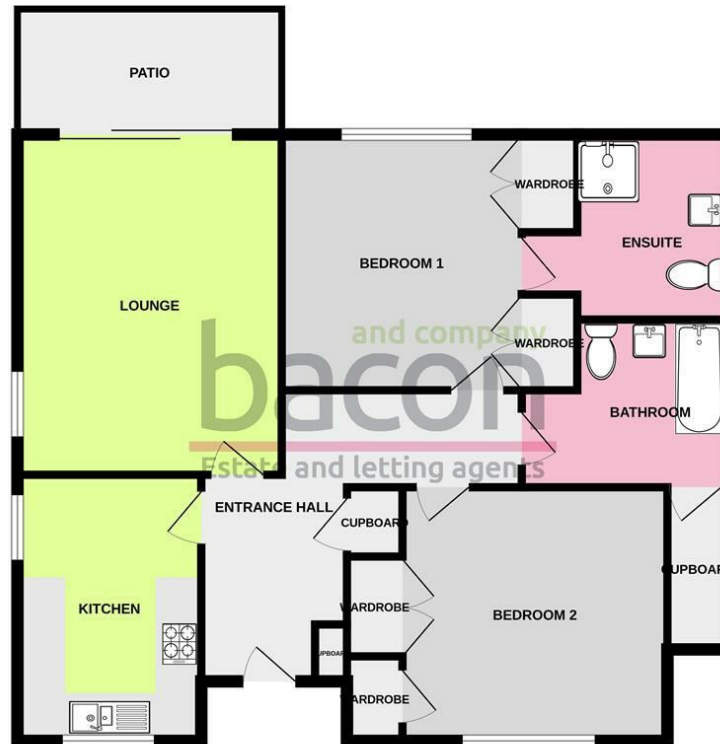
Annual service charge: £2,378

Garage service charge : £390.46 every 6 months

Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to



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