

Rugby Road, Worthing

£350,000



- An Extremely Spacious Newly Renovated Ground Floor Flat
- Three Double Bedrooms
- Open Plan Lounge / Diner With Modern Fitted Kitchen
- Large Front Garden & Side Garden
- Tenanted Until November 2026

Rugby Road, Worthing, BN11 4PT



Located in picturesque Rugby Road, you are just a short walk from Tarring & Goring Roads where you'll find a wealth of amenities, shops and supermarkets. Worthing's beautiful seafront & town centre are also within easy reach where you'll find shops, restaurants, pubs, cinemas, theatres and leisure facilities is approximately 1 mile away. West Worthing mainline railway stations is approximately 0.3 miles away with direct links to London and Brighton, and local reliable bus services run close by.

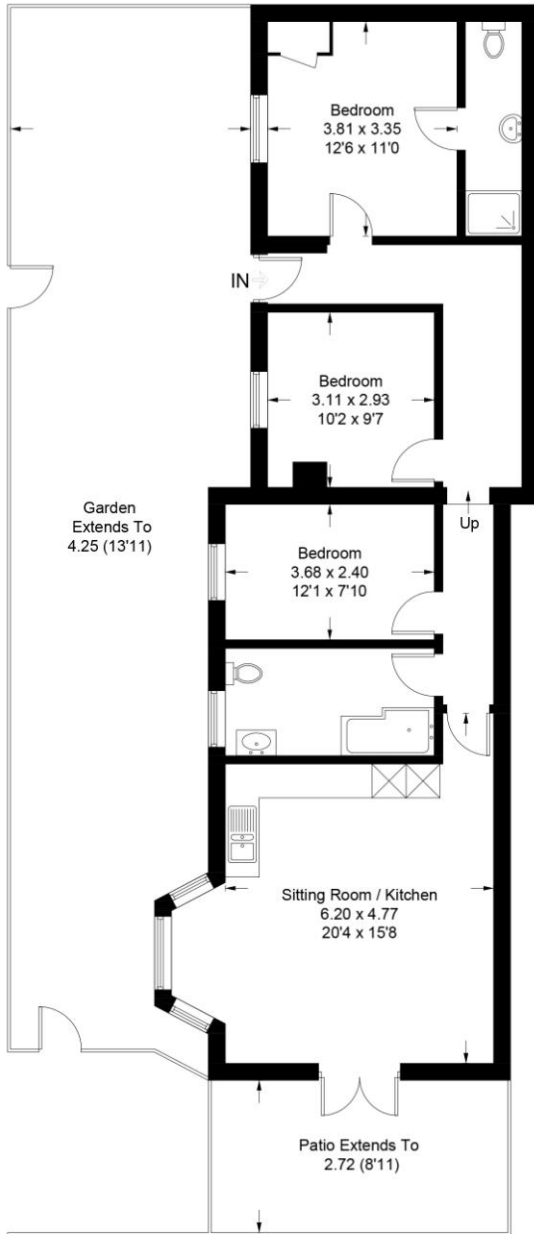
This extremely spacious ground floor property was fully renovated throughout to an extremely high standard at the end of 2023 so is in impeccable order throughout. Accommodation comprises of entrance hall, a large master bedroom with en suite shower room, two further double bedrooms, a stunning family bathroom and the magnificent open plan lounge / diner with an extensive, high specification kitchen area with integrated appliances.

The property feels more like a house than a flat with 943 sq.ft. of space and you have two private gardens surrounding the outside. You also have an allocated off road parking space and a share of the Freehold. There are currently tenants in situ until November 2026 paying £1900pcm.



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Approximate Gross Internal Area = 87.6 sq m / 943 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2023

Accommodation

GROUND FLOOR

PRIVATE ENTRANCE

ENTRANCE HALL

BEDROOM ONE
12' 6" x 11' 0" (3.81m x 3.35m)

EN SUITE SHOWER ROOM

BEDROOM THREE
10' 2" x 9' 7" (3.1m x 2.92m)

BEDROOM TWO
12' 1" x 7' 10" (3.68m x 2.39m)

BATHROOM

OPEN PLAN LOUNGE / DINER
20' 4" x 15' 8" (6.2m x 4.78m)

MODERN FITTED KITCHEN AREA

OUTSIDE

LARGE PRIVATE FRONT GARDEN

PRIVATE SIDE GARDEN
Access from lounge / diner

ALLOCATED OFF ROAD PARKING
SPACE
Gated access from front garden &
road





What to do next

If you would like to see this property internally, then please call Tel 01273 771111 or email us on westernrd@phillipsandstill.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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	77	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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
- www.brighton-hove.gov.uk
- <http://list.english-heritage.org.uk>

Directions

For directions to this property please contact us.

Phillips & Still

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www.phillipsandstill.co.uk