

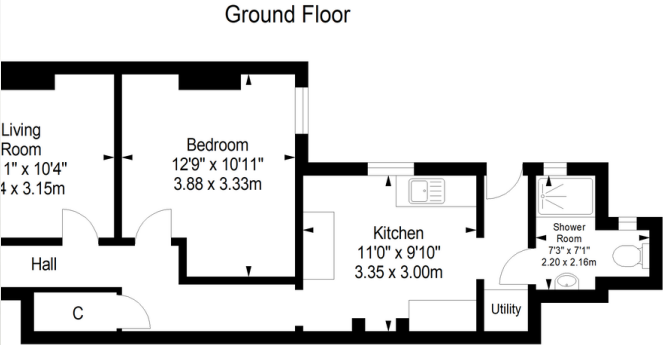


- ONE BEDROOM GROUND FLOOR GARDEN FLAT
- CLOSE TO WORTHING HOSPITAL
- CHARACTER PROPERTY
- PRIVATE GARDEN

## 69 Sugden Road, Worthing, BN11 2JG

Offers In Excess Of £225,000

Alexander Philips and Welch are delighted to be able to offer for sale this wonderful one-bedroom leasehold ground floor garden cottage style flat. This property which was built in 1896 has been in the owner's family for 20 years. Situated close to Worthing Hospital and local transport links this property is truly gorgeous. Gate to front garden with a delightful stable door leading into the entrance hall with wooden flooring, to the left there is a light and airy reception room with a log burner, perfect for cozy evenings. Further down the hallway is a good-sized double bedroom with a window overlooking the patio garden. The spacious kitchen is modern yet holds character with some original features, there is a door leading out onto the garden and off the kitchen is the bathroom with shower and w.c.



Approximate gross internal floor area 50.9 sq m/ 547.9 sq ft  
Every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.  
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Agents Note: Whilst every care has been taken to prepare these 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/tenants are advised to recheck the measurements