





Flat 2, Anscombe House, 17 Anscombe Close - BN11 5EY

Offers over £300,000 Leasehold

Charming Period-Style Flat with Private Garden, Off-Road Parking, and Bright Modern Interiors

MATTHEW ANTHONY

Incorporating ***Stafford Johnson***





Step Inside

This delightful two-bedroom flat seamlessly blends period character with modern comfort, offering a welcoming home ideal for both relaxing and entertaining. The spacious living area is flooded with natural light from large windows, creating an inviting setting for leisure and gatherings. A cosy dining area, adorned with tasteful art and greenery, provides an intimate setting for meals. Soft carpeting and neutral décor enhance the sense of warmth. The thoughtfully designed kitchen boasts sleek cabinetry, integrated oven and hob along with space for further appliances, and a large window that bathes the space in daylight - perfect for those who appreciate a functional yet stylish cooking environment.

The generously sized bedrooms continue the theme of light and space, with large windows, vibrant curtains, and comfortable layouts that make them ideal for restful nights or quiet moments.

Step Outside

Embrace the best of outdoor living with a private, enclosed garden that offers a blend of lush lawn, mature plants, and a charming patio area - ideal for summer dining, morning coffee, or simply unwinding in a serene retreat. The garden's fenced boundary ensures privacy, while an additional storage shed provides practical space for tools or equipment. For those who love to entertain or relax outdoors, the garden's dedicated seating area is a true highlight.

Added to these lifestyle benefits, the property boasts a striking Tudor-style facade with cross-timbered detailing and diamond-patterned windows, delivering timeless kerb appeal. The well-maintained front pathway create a welcoming approach for residents and guests alike. Off-road parking for multiple vehicles ensures everyday convenience and peace of mind - an exceptional advantage for homeowners.

In your local area

Anscombe House enjoys a coastal setting in a residential cul-de-sac in West Worthing, just a short stroll from the beach and promenade. Whether it's a morning walk beside the sea or a leisurely cycle towards Worthing town centre, the location makes it easy to enjoy life on the coast.

Worthing town centre offers a wider choice of shopping, restaurants and entertainment, while West Worthing and Durrington-on-Sea railway stations provide further travel options.

Council Tax band: C

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

Tenure: Leasehold

Service Charge: £2,000 per year



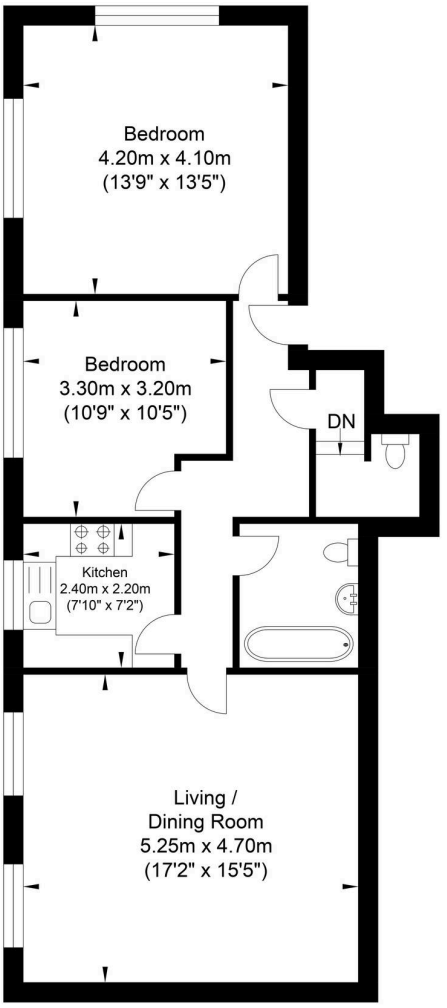








Anscombe Close, Worthing



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Ground Floor
Approximate Floor Area
757.24 sq ft
(70.35 sq m)

Approximate Gross Internal Area = 70.35 sq m / 757.24 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Matthew Anthony incorporating Stafford Johnson

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Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own Investigations into the working order of these items. All measurements are approximate and photographs provided for guidance only. The mention of any appliances, apparatus, fixtures, fittings, or services within these particulars does not necessarily mean they are included within the sale.