





Flat 6, 17 Downview Road, Worthing - BN11 4QN

Offers over £250,000 Freehold

A spacious freehold two-bedroom maisonette arranged over the first and second floors of an attractive period building, with a bright lounge, useful outside space and a convenient location close to the beach and West Worthing station.

MATTHEW ANTHONY

Incorporating ***Stafford Johnson***





Set across the first and second floors of an attractive period building, this spacious two-bedroom maisonette offers an appealing layout, plenty of natural light and the added benefit of an area of outside space.

The accommodation begins on the first floor, where a generous hallway provides useful storage and access to the principal living areas. The lounge is a particularly impressive room, with a pair of tall sash windows allowing the sunlight to pour in while framing a pleasant outlook. Its comfortable proportions provide ample room for both seating and additional furniture, making this a lovely place in which to relax or entertain.

The separate kitchen is fitted with a range of green-fronted units, complemented by contrasting worktops and space for the necessary appliances. Also on this floor is a separate cloakroom and a well-proportioned double bedroom. This bedroom offers excellent flexibility for guests, children or anyone working from home.

Stairs rise to the second floor, where the main bedroom enjoys a degree of separation from the remainder of the accommodation. This bright and comfortable room has a west facing window and the convenience of an adjoining bathroom, fitted with a bath with electric shower above and a wash hand basin.

The maisonette extends to approximately 753 sq ft and benefits from its accommodation being arranged over two levels, giving it a more house-like feel than many flats. Characterful windows, generous room sizes and a practical layout all add to its appeal.

Outside, the rear garden has been divided into sections for use by the individual flats. The maisonette enjoys a private garden area, providing a particularly appealing place to sit outside, grow plants and make the most of the established herb patch. A substantial timber potting shed forms a real feature of the space, while an external cupboard provides further useful storage.

Situated in Downview Road, Worthing's seafront and beach are approximately 0.4 miles away, placing coastal walks and time by the sea within easy reach. West Worthing railway station is also around half a mile from the property, providing convenient connections along the coast and towards London. Local shops, bus routes and Worthing town centre are all readily accessible, making this a particularly practical setting for everyday life.

Tenure: Freehold

Service charge: £1,511.84

Council Tax band: A

EPC Energy Efficiency Rating: E

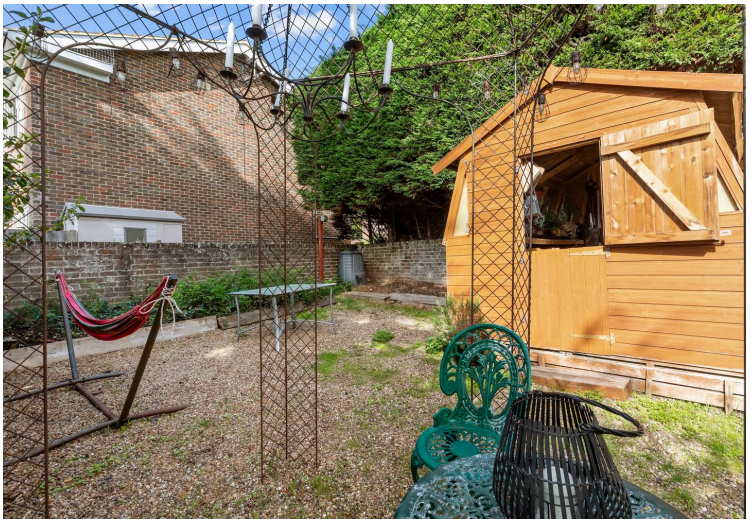
EPC Environmental Impact Rating: C











Approx Gross Internal Area
70 sq m / 753 sq ft



First Floor
Approx 51 sq m / 546 sq ft

Second Floor
Approx 19 sq m / 207 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Matthew Anthony incorporating Stafford Johnson

325 Goring Road, Goring-By-Sea - BN12 4NX

01903 501105 • info@matthewanthony.co.uk • www.matthewanthony.co.uk

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.