



**ASPIRE** RESIDENTIAL



**Flat 2, 14 Belsize Road**  
Worthing BN11 4RH

**Offers in the region of £225,000**

**Ground Floor Garden Flat**  
**One Double Bedroom**  
**Kitchen & Bathroom**  
**Garage**

**In Need of Modernisation**  
**Spacious Living Room**  
**EPC Rating E**  
**No Onward Chain**

Aspire Residential is delighted to offer for sale this ground floor garden flat close to local shops and Worthing Train Station. Internally the property is in need of refurbishment and comprises one double bedroom, spacious living room with featured fireplace, kitchen, bathroom, garage and a private rear garden.

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### Communal Entrance

Communal hallway leading to the main entrance to the flat.

### Entrance Hallway

Via the wooden internal main entrance door. Tiled flooring. Radiator. Under stair storage cupboard with shelving, electric and gas meters. Doors leading to:

### Living Room 18' 8" x 15' 10" (5.70m x 4.83m)

Westerly aspect, sash cord bay window. Side aspect, sash cord window. Featured gas fireplace with the wooden mantel and tiled hearth. Two double radiators. Skirting, picture rail and coving.

### Bedroom 18' 9" x 14' 1" (5.71m x 4.29m)

Side aspect, sash cord bay window. Two radiators. Built in storage cupboard and further shelving in alcove. Skirting, coving and picture rail.

### Kitchen 12' 5" x 10' 3" (3.78m x 3.13m)

Double glazed rear aspect window and double glazed door leading to the rear garden. Matching wall and base units incorporating the built in double oven and electric hob. Single sink with drainer and mixer tap. Space/plumbing for washing machine. Space for fridge/freezer. Radiator. Skirting.

### Bathroom

Double glazed rear aspect window. Paneled bath with an electric shower above. Low level WC. Wash hand basin. Part tiled walls.

### Rear Garden

Enclosed by fencing with side access to the front of the building. Outside tap. Patio area with shrubs to the sides.



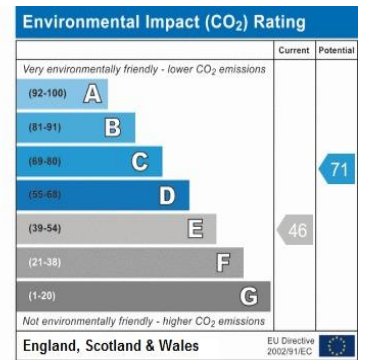
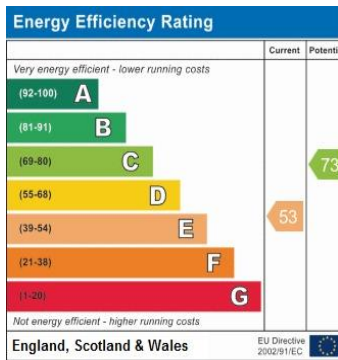


**Garage**

To the side of the main building.

**Tenure**

Freehold



Floor Plan

