



# ASPIRE RESIDENTIAL

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## Grand Avenue, Worthing

Asking Price £390,000

Nestled in the charming coastal town of Worthing, this delightful flat on Grand Avenue offers a perfect blend of comfort and convenience. The property is ideally situated, just a stone's throw away from the picturesque seafront, allowing residents to enjoy the refreshing sea breeze and stunning views of the English Channel.

Upon entering the flat, one is greeted by a warm and inviting atmosphere, enhanced by natural light that floods through the windows. The layout is thoughtfully designed, providing a spacious living area that is perfect for relaxation or entertaining guests. The kitchen is well-equipped, making it a joy to prepare meals, while the bedrooms offer a peaceful retreat for restful nights.



Council Tax Band:



- Spacious two bedroom apartment
- Long lease term
- Beautiful communal gardens
- Local transport links including bus routes & a mainline train station
- Family bathroom & shower room

- West facing balcony
- Maintenance - £2160 approx.
- Minutes from the seafront
- Sold with vacant possession
- Favoured West Worthing location



Living on Grand Avenue means you are within easy reach of local amenities, including shops, cafes, and restaurants, all contributing to a vibrant community feel. The nearby parks and recreational areas provide ample opportunities for outdoor activities, whether it be a leisurely stroll along the promenade or a picnic in the park.

This flat is not just a home; it is a lifestyle choice, offering the chance to embrace the coastal living experience in one of Worthing's most sought-after locations. With its appealing features and prime location, this property is an excellent opportunity for those looking to buy or rent in this delightful seaside town.

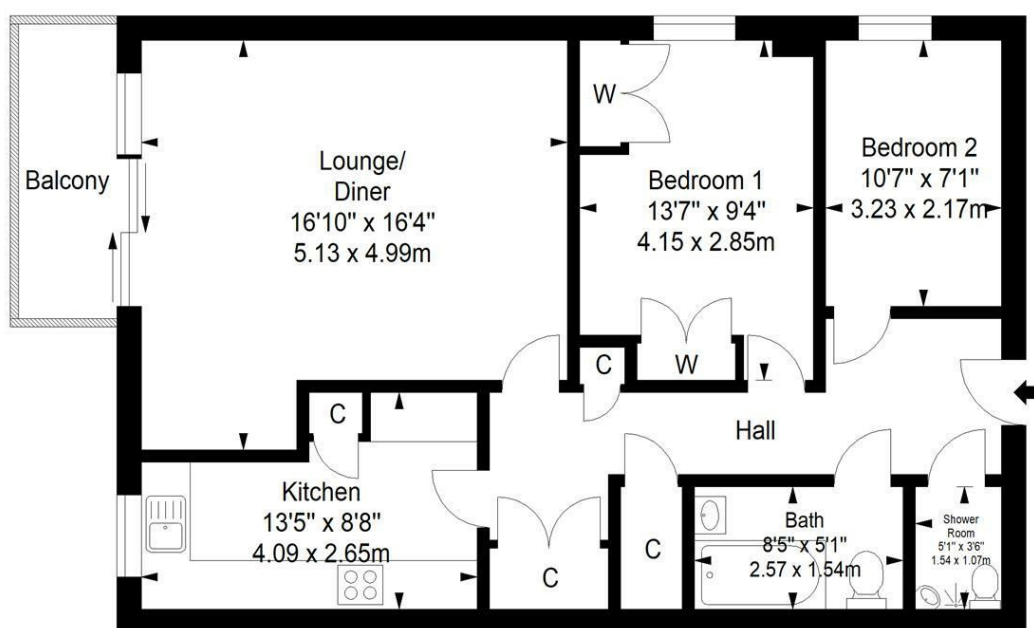
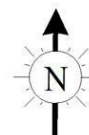


EPC Rating:  
B

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   | 82                      | 83        |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |



## First Floor



Approximate gross internal floor area 73.0 sq m/ 785.8 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.  
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