



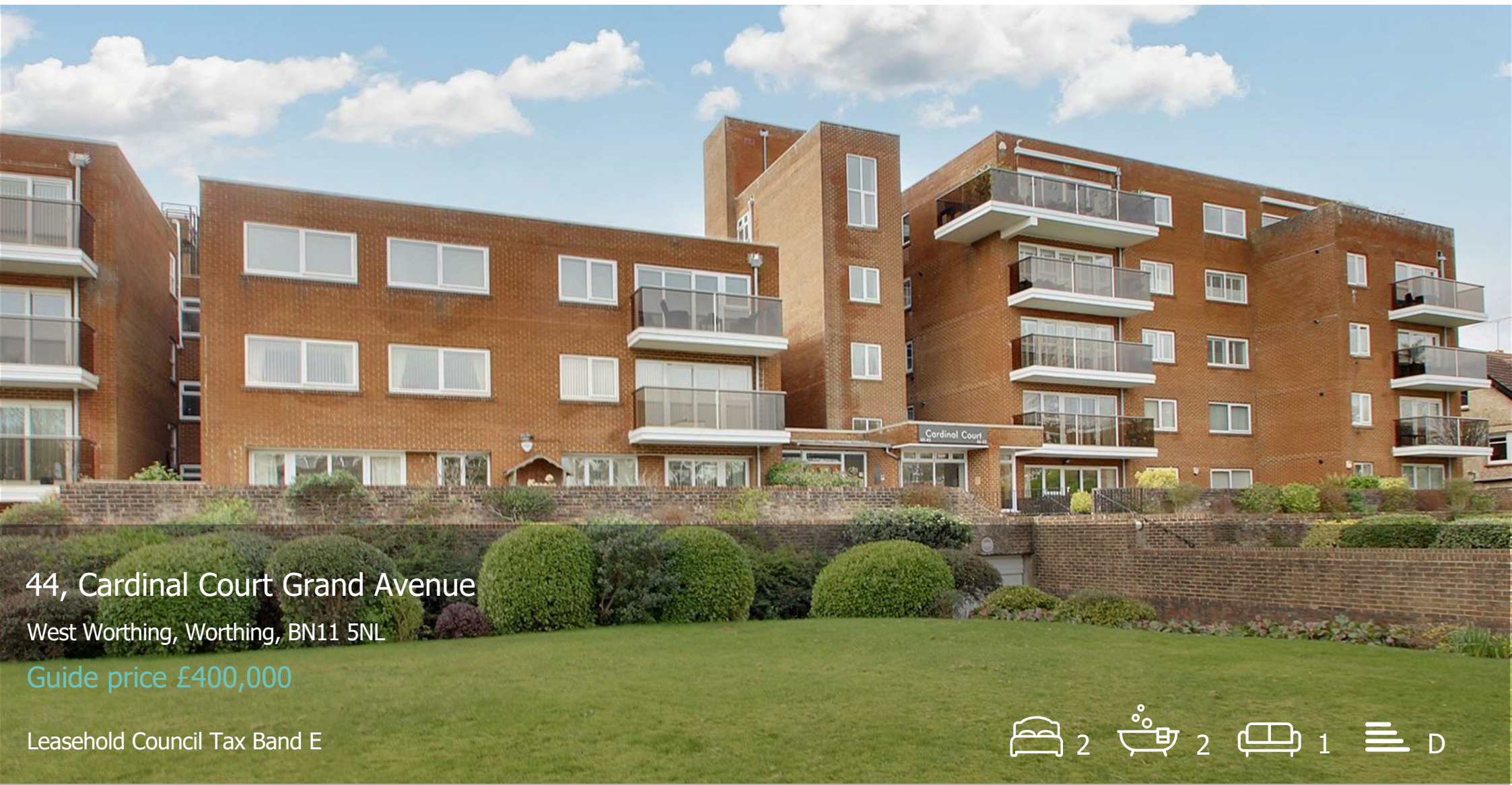
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119 George V Avenue | Worthing | West Sussex | BN11 5SA

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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



44, Cardinal Court Grand Avenue

West Worthing, Worthing, BN11 5NL

Guide price £400,000

Leasehold Council Tax Band E



**\*\* Guide Price £400,00 - £425,000 \*\***

James & James Estate Agents are delighted to bring to the market this incredibly BEAUTIFULLY presented SPACIOUS apartment in one of Worthing's most sought after block within Grand Avenue.

The accommodation comprises communal entrance with passenger lift to second floor, spacious entrance hall with three large storage cupboards and a separate w/c. There are FRENCH DOORS opening onto a STUNNING lounge/diner with double glazed sliding doors onto enclosed SUN BALCONY. The main bedroom boasts full width wardrobes and drawers and a superb refitted en-suite shower room. Bedroom Two also has a selection of wardrobes and the family bathroom has been re fitted.

The MODERN FITTED kitchen has a range of integrated appliances and other benefits include gas central heating and double glazing. There is UNDER GROUND parking and the remainder of a long lease.

In our opinion, internal viewing is considered essential to appreciate the overall size, space and light of this LUXURY apartment.

Situated in Grand Avenue, buses serve the area regularly giving access into Worthing town centre and beyond. The nearest mainline railway station is West Worthing giving links to most major towns and cities. Local shops can be found nearby in Goring Road.

Lease years remaining - 951  
Maintenance charge £1075 per quarter (approx)

Communal entrance with passenger lift to second fl





Private front door into spacious entrance hall

Refurbished w/c  
4'5 x 3'4 (1.35m x 1.02m)

Lounge/ Diner  
22'10 x 18'3 narrowing to 14'1  
(6.96m x 5.56m narrowing to 4.29m)

Luxury refitted kitchen  
13'3 x 7'10 (4.04m x 2.39m)

Beautifully refitted bathroom  
7'4 x 6'2 (2.24m x 1.88m)

Main Bedroom  
18'8 x 9'8 (5.69m x 2.95m)

Modern fitted en-suite  
9' x 7'9 (2.74m x 2.36m)

Bedroom Two  
10'5 x 14'2 (3.18m x 4.32m)

Balcony off lounge/diner



## Floor Plan

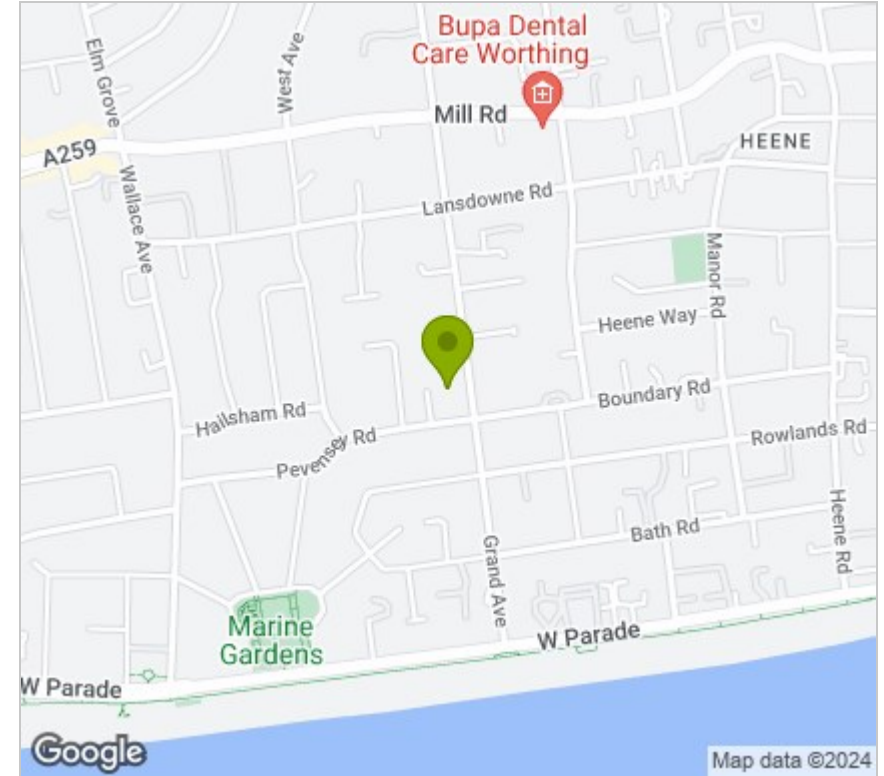


## Viewing

Please contact our James & James Estate Agents Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

