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Flat 7 Marine House, 44 Wallace Avenue

, Worthing, BN11 5QX

Offers over £200,000

Leasehold Council Tax Band



James & James Estate Agents are delighted to bring to the market this beautifully presented second floor purpose built apartment in favoured West Worthing.

The accommodation in brief comprises passenger lift to second floor into spacious entrance hall with good size storage cupboards, lounge/diner with two dormer windows, and opening onto modern fitted kitchen with fitted appliances, double bedroom with pleasing outlook, and modern fitted bathroom.

Other benefits include double glazing and gas central heating, communal gardens and an allocated parking space.

In our opinion internal viewing is considered essential to appreciate how beautiful this apartment is.

Situated in Wallace avenue, the property is ideally situated between the beach and the shops in Goring Road.

The nearest mainline railway station is West Worthing giving access to most major towns and cities. Buses also serve the area.

Lease years remaining - 108

Service charge - £1500 approx pa

Passenger lift to second floor

Spacious entrance hall with 3 storage cupboards
14'11" x 5'4" (4.55m x 1.63m)





Lounge/diner with Downland views
17'8 x 11'5 narrowing to 7'9
(5.38m x 3.48m narrowing to
2.36m)

Modern fitted kitchen
7'7 x 7'8 (2.31m x 2.34m)

Double bedroom
10'4 x 12'3 narrowing to 9'4
(3.15m x 3.73m narrowing to
2.84m)

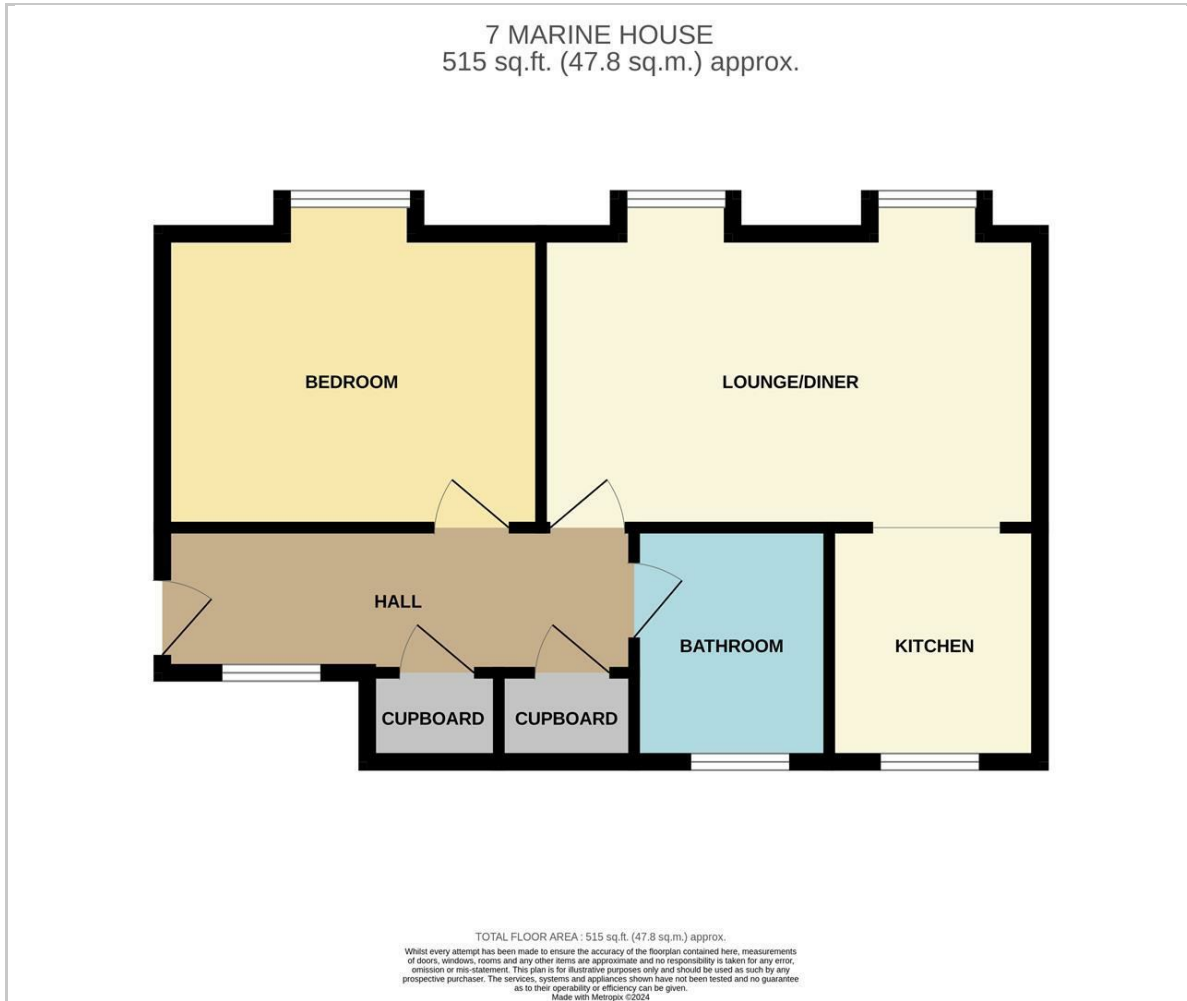
Modern fitted family bathroom
6'3 x 6'1 (1.91m x 1.85m)

Communal gardens

Allocated parking space



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

