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Westmead Gardens West Avenue

, Worthing, BN11 5LP

Guide price £350,000

Leasehold Council Tax Band D



James & James Estate Agents are delighted to bring to the market this luxury Roffey built two double bedroom, two bathroom second floor apartment situated in this popular residential location.

In brief the accommodation comprises communal entrance with passenger lift to second floor into spacious entrance hall with large airing cupboard, additional storage cupboard and a further recess, feature South facing bay fronted lounge/diner with double glazed door onto feature South facing balcony. There are two bedrooms with the master bedroom boasting fitted wardrobes and a ensuite shower room, bedroom two also having fitted wardrobes, and a family bathroom.

The luxury kitchen has a range of integrated appliances including a new dishwasher, and a ceramic sink. Outside there are beautifully kept communal gardens with seating areas and a pleasant water feature, and there is a garage with up & over door, power and light. A tap with hosepipe is accessible for washing cars.

Other benefits include gas central heating and double glazing. The property is offered for sale with NO ONWARD CHAIN, and in our opinion internal viewing is considered essential to appreciate the overall size and condition of this luxury apartment.

Situated in the popular Westmead Gardens development, there are regular buses that stop outside, and with a short walk to the Goring Road shops which cater for every day needs. West Worthing mainline railway station is also close by which gives great links to major towns and cities.

Lease years remaining - 159
Service charge - approx £2500-3000 pa

Communal entrance with
passenger lift to 2nd floor

Spacious entrance hall
23'6 x 5'2 (7.16m x 1.57m)

Feature bay fronted lounge/diner
20'6 x 11'6 (6.25m x 3.51m)





South facing enclosed balcony

Luxury modern fitted kitchen
13'3 x 7'4 (4.04m x 2.24m)

Bedroom one
19'8 x 11'0 (5.99m x 3.35m)

En suite shower room
7'4 x 6'6 (2.24m x 1.98m)

Bedroom two
13'3 x 8'3 (4.04m x 2.51m)

Family bathroom

Garage

Visitors parking



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

