



Flat 21, Beech Gardens Bulkington Avenue

, Worthing, BN14 7HL

Guide price £270,000

Leasehold Council Tax Band B

With off road parking for a minimum of two cars adjacent to a private front door with a garage, this ground floor apartment serves as a suitable bungalow alternative.

In brief the accommodation comprises entrance porch, entrance hall, lounge/diner, modern fitted kitchen, two good size bedrooms with bedroom one having fitted wardrobes, a modern fitted shower room, external store and a good size garage. Externally there are communal gardens front and rear which are laid to lawn with various shrub and flower borders. Other benefits include long lease, double glazed windows and gas central heating.

Situated on the corner of South Farm Road and Bulkington Avenue, the property is just a short walk away from Worthing mainline railway giving great links to most major towns and cities. Buses also serve the area. Local shops can be found nearby and Worthing town with it's more comprehensive range of bars restaurants and shopping facilities is approximately one mile distance.

Maintenance - £637.54pa approx  
Ground Rent - £25.00pa approx  
Lease length remaining - 989 approx

Entrance porch  
4'4 x 3'3 (1.32m x 0.99m)

Private front door

Spacious entrance hall  
9'11 x 3'3 (3.02m x 0.99m)

Lounge/diner  
19'3 x 11'4 (5.87m x 3.45m)





Bedroom one  
11'9 x 11'3 (3.58m x 3.43m)

Bedroom two  
12'2 x 10'5 (3.71m x 3.18m)

Modern fitted kitchen  
8'11 x 6'6 (2.72m x 1.98m)

Modern fitted shower room  
6'8 x 6'5 (2.03m x 1.96m)

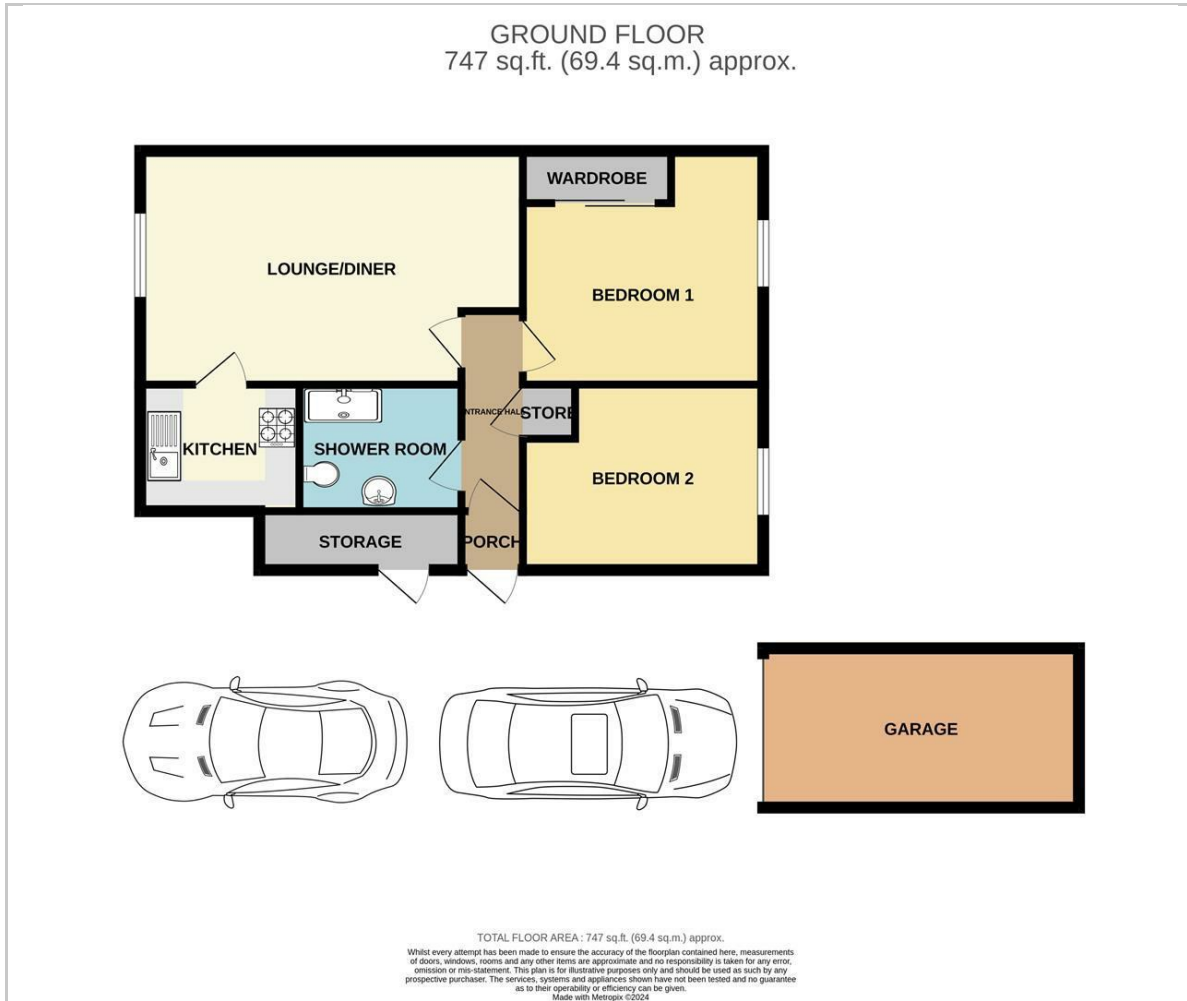
Off road parking

Garage

Communal gardens



## 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

