



JAMES & JAMES
ESTATE AND LETTING AGENTS

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Flat 1 47 Warwick Gardens

, Worthing, BN11 1PF

Offers in excess of £150,000

Leasehold Council Tax Band A



James & James are delighted to offer for sale this well presented GROUND FLOOR apartment positioned in the HEART of Worthing's town centre.

The accommodation comprises, entrance hall into SOUTH FACING lounge/diner with feature stain glass BAY WINDOW offering space with a dining table or desk, kitchen area with a range of base and eye level units, double bedroom and modern shower room.

Further benefits include gas central heating and a 93 year lease.

Located in Warwick Gardens, the property is ideally situated in the town centre being just a short stroll from the recently renovated Portland Place with a selection of bars, restaurants and cafes.

The nearest mainline railway station is Worthing town centre giving great links to most major towns and cities.

Tenure: Leasehold
Length Remaining: 93 Years
Service Charge: Approx £1,100 - £1,200 Per annum
Ground Rent: £200 Per annum

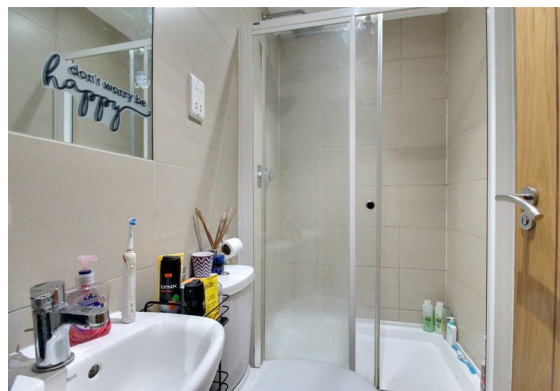
Communal Entrance With Entrance Phone System

Entrance Hall

Open Plan Kitchen/Lounge
15'5" x 13'3" (4.70m x 4.04m)

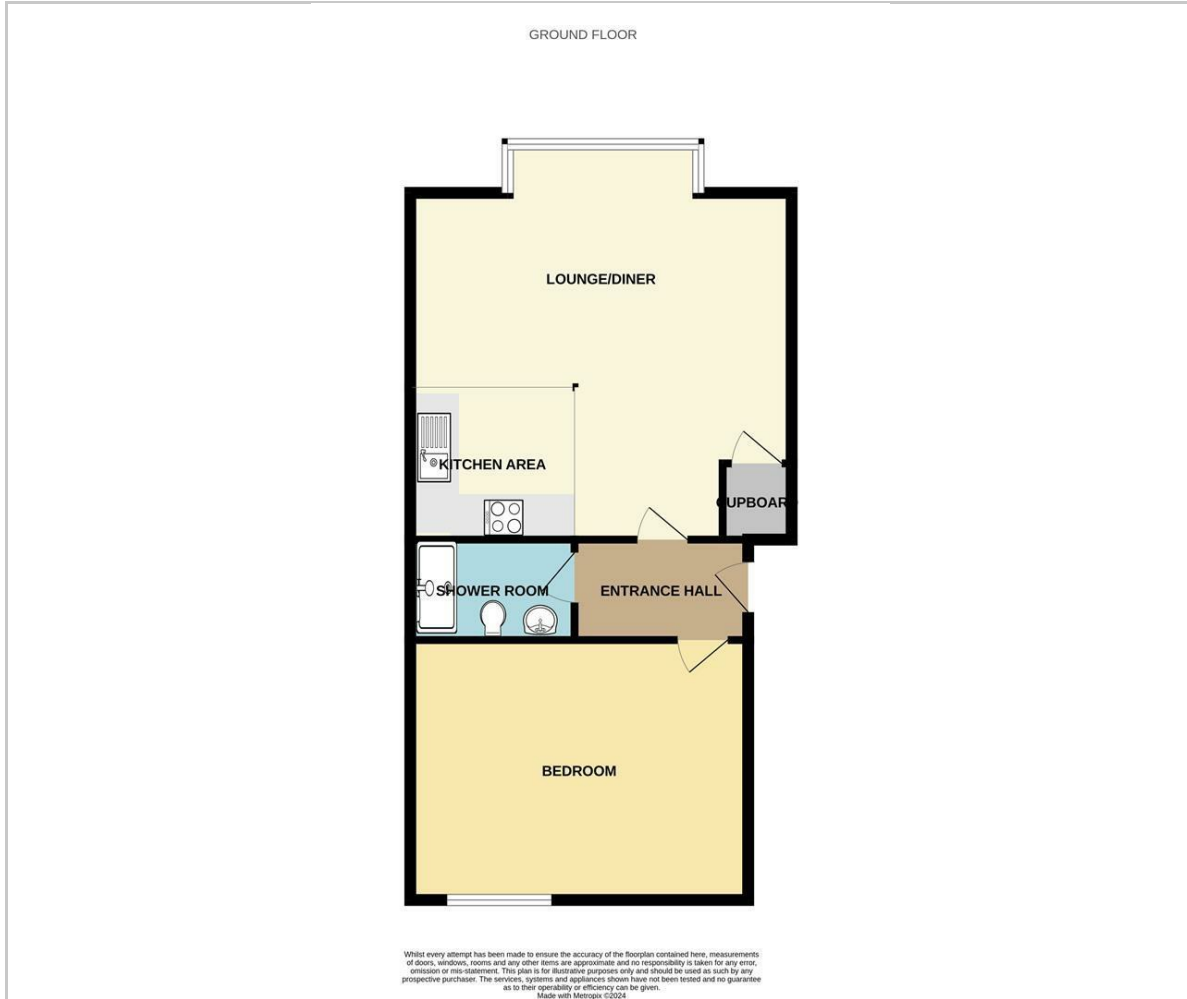
Double Bedroom
12" x 8'5" (3.66m x 2.57m)

Modern Shower Room





Floor Plan



Viewing

Please contact our Worthing 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

