



JAMES & JAMES
ESTATE AND LETTING AGENTS

t: 01903 958770

e: info@jamesandjamesea.co.uk

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

50B Ferring Street | Ferring | West Sussex | BN12 5JP

BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



1 Winchelsea Winchelsea Gardens

, Worthing, BN11 5ET

Guide price £325,000

Leasehold Council Tax Band C



Wow what a stunner! James & James Estate Agents are delighted to bring to the market this split level, ground floor garden flat offered for sale in superb condition throughout whilst boasting original features.

In brief the accommodation comprises secure communal entrance, inner lobby, front door into spectacular double aspect, open plan lounge/kitchenette with focal exposed brick fireplace, a wonderful fitted kitchen, boasting induction hob, electric oven, dishwasher, washing machine, and fridge/freezer. The split level takes you to the two bedrooms with bedroom one having a door onto the courtyard garden and a modern fitted bathroom.

Externally communal gardens surround the property which are kept to a high standard. There is allocated residents parking and a residents bin store.

Located just off the beach and by the quintessential Worthing outdoor bowls green, local shops can be found nearby in Goring Road, and Worthing town centre with it's more comprehensive range of pedestrianised shopping facilities, bars and restaurants is approximately two mile distance.

In our opinion internal viewing is considered essential to appreciate the overall size, character and condition of this beautiful apartment in West Worthing.

New 125 year lease on completion
Service charge - £1000 pa approximately (tbc)

Communal entrance





Inner lobby

Superb double aspect bay fronted lounge/kitchenett
24'9 x 15'2 (7.54m x 4.62m)

Inner hallway

Bedroom one
11'5 x 11'5 (3.48m x 3.48m)

Bedroom two
12'3 x 7'1 (3.73m x 2.16m)

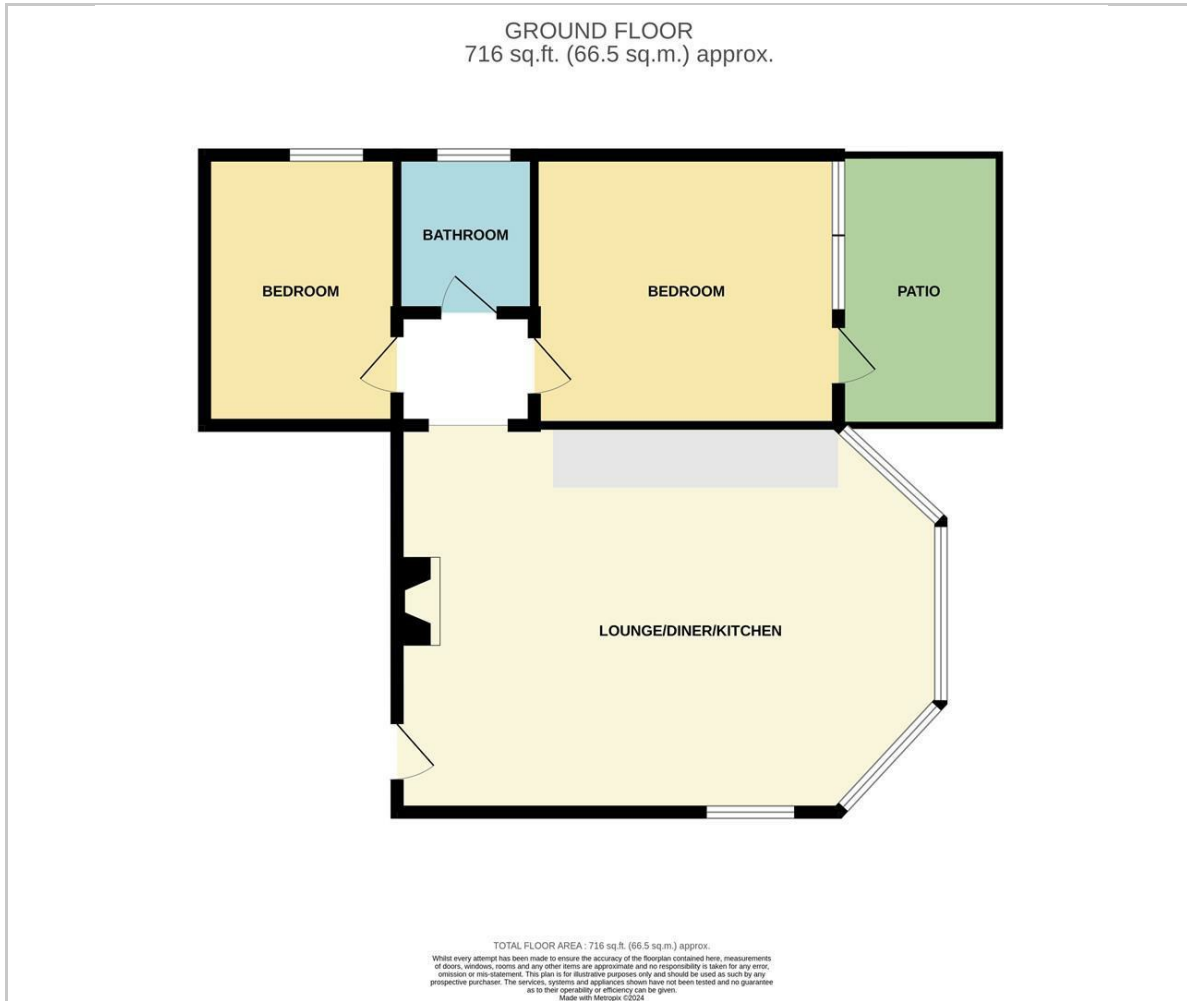
Modern fitted bathroom
6'6 x 5'6 (1.98m x 1.68m)

Courtyard garden

Parking space



Floor Plan

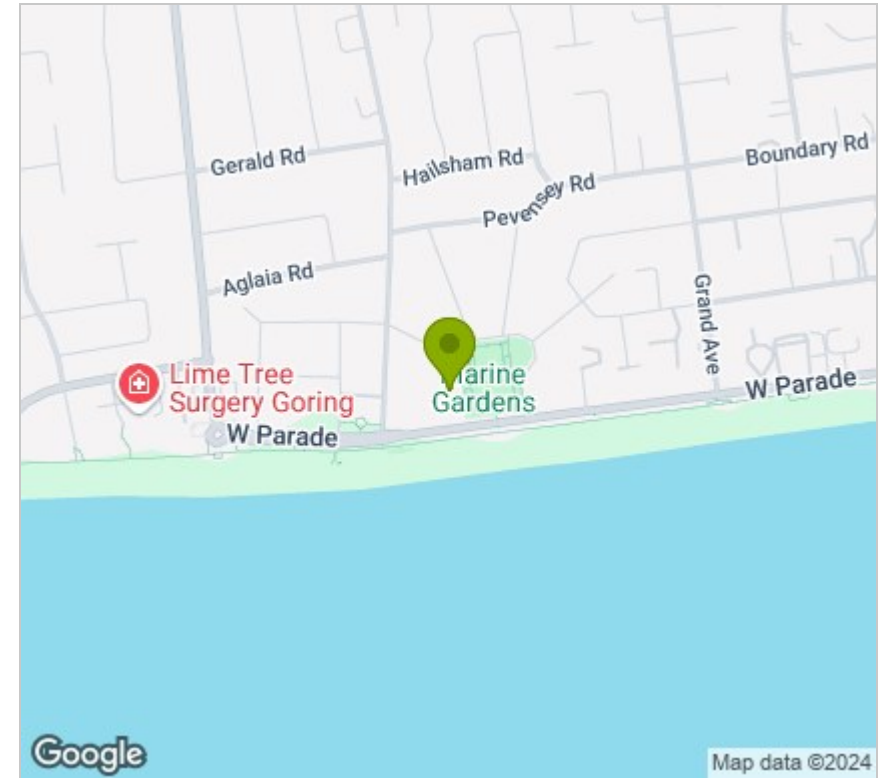


Viewing

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

