



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

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7 Winchelsea

Winchelsea Gardens, Worthing, BN11 5ET

Guide price £350,000

Leasehold Council Tax Band C



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James & James Estate Agents are delighted to bring to the market this beautifully presented and recently converted two bedroom garden flat situated in this popular quintessential Worthing location.

In brief the accommodation comprises private entrance into entrance hall with boiler cupboard, bay fronted lounge/kitchenette with kitchen boasting a range of integrated appliances including fridge/freezer, oven, induction hob, and washing machine.

There are two bedrooms with the master bedroom being double aspect and enjoying French doors on to the enclosed garden.

Externally there is an allocated off road parking space, and the rear garden is a particular feature of this apartment being a good size, having a South aspect, and being laid predominantly to lawn with steps up to a patio area and enclosed by a picket fence. Other benefits include gas central heating and double glazing.

In our opinion internal viewing is considered essential to appreciate the overall size and condition of this beautiful ground floor garden flat.

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.

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

[Private entrance](#)





Entrance hall  
9'7 x 12'3 (2.92m x 3.73m)

Bay fronted lounge/kitchenette  
17'5 x 20'8 narrowing to 16'4  
(5.31m x 6.30m narrowing to  
4.98m )

Bedroom one with patio doors to  
garden  
14'5 x 10'2 (4.39m x 3.10m)



Bedroom two  
9'9 x 8'3 (2.97m x 2.51m)

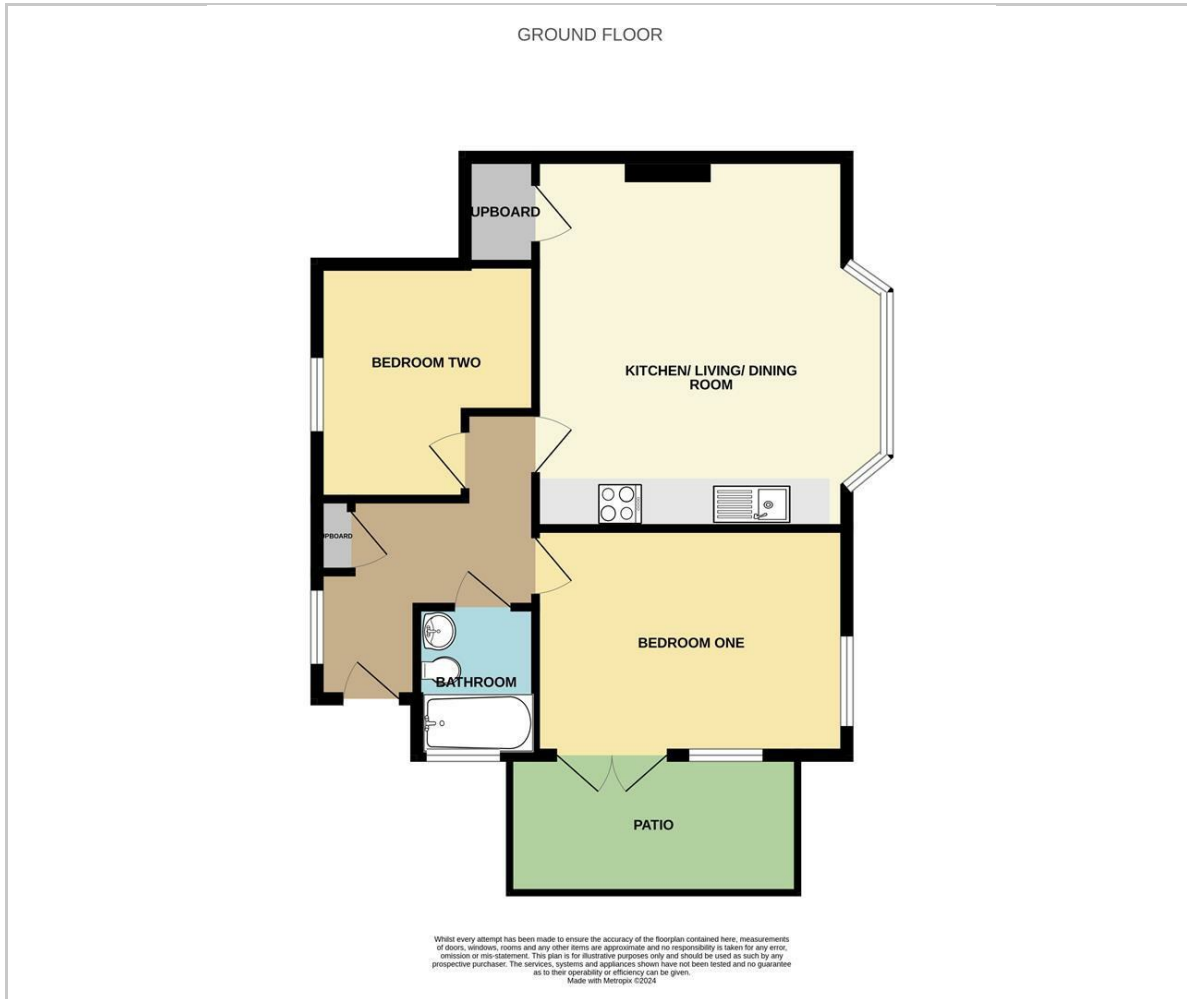
Modern white bathroom  
6'2 x 7'0 (1.88m x 2.13m)

Off road parking

Good size garden



## 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.

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## Area Map



## Energy Efficiency Graph

