

Flat 6, Essex Court West Avenue

Worthing, BN11 5LZ

Guide price £200,000

Leasehold Council Tax Band B

A superb purpose built ground floor apartment situated in the ever popular West Avenue location of West Worthing.

In brief, the accommodation comprises secure entry phone system into entrance hall, with solid door into entrance hall, floor to ceiling storage cupboard housing consumer unit, and door to double aspect bay fronted lounge with a pleasing outlook over the communal gardens.

There is a modern fitted kitchen with a range of high gloss units & drawers, with integrated fridge freezer oven electric hob with chrome splashback and acrylic sink with mono bloc mixer taps.

The double bedroom also has a pleasing outlook over the communal gardens and has the added benefit of a double wardrobe with hanging rail and further storage above.

There is a bathroom with separate W/C, and externally, the communal gardens are a particular feature of this property being kept to a great standard. At the rear of the development is a compound of garages, of which this apartment benefits from a garage with up & over door.

Situated in West Avenue, the property is in a prime location, being close to West Worthing mainline railway station which offers great links to most major towns and cities.

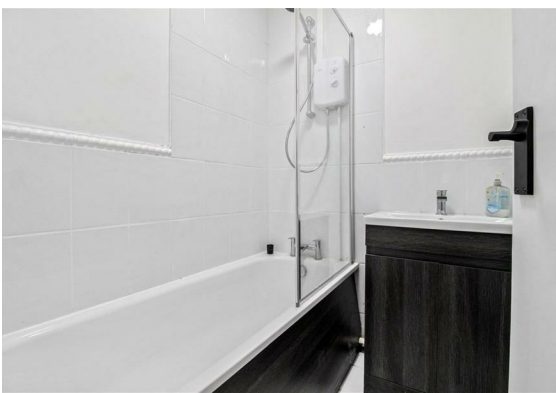
The Goring Road shops are also close at hand which cater for everyday needs with a range of cafes, bars, and restaurants, whilst Worthing town centre is approximately two miles distance.

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

Service charge - £1106pa
Lease years remaining - 136

Communal entrance

Solid door into entrance hall





Double aspect bay fronted
lounge/diner
21'6 x 10'0 (6.55m x 3.05m)

Modern fitted kitchen
8'1 x 4'11 (2.46m x 1.50m)

Double bedroom
11'9 x 9'0 (3.58m x 2.74m)

Family bathroom
5'2 x 4'10 (1.57m x 1.47m)

Separate W/C

Garage in compound

Floor Plan



Viewing

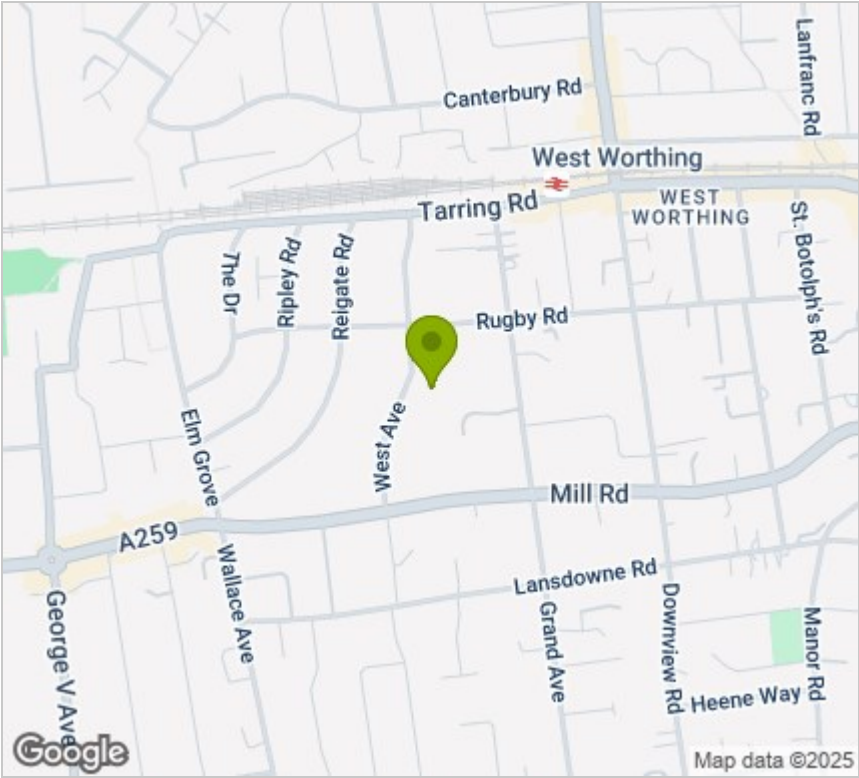
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

