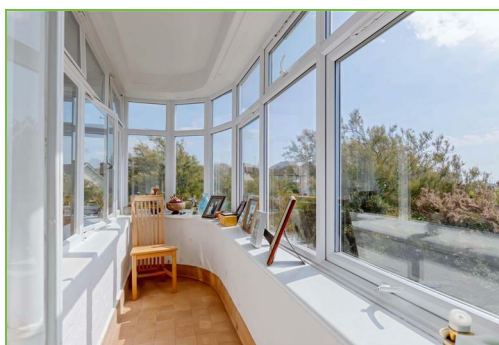




3, Burlington Court George V Avenue, Worthing, West Sussex, BN11 5RG

Asking Price £399,950

A beautiful first floor, three bedroom apartment situated opposite the beach with glorious sea views towards the town and west Worthing. This well maintained, period building was originally designed as 'bachelor' apartments in the late 1930s. There are many period features including a butlers cupboard, an impressively wide welcoming hallway and original, fitted wardrobes. The back door from the kitchen opens onto a feature staircase, now listed. This prestigious apartment has been improved & updated with all rooms having double glazed windows and a recently fitted kitchen and bathroom. No onward chain, private garage and a share in the freehold.



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Ground floor

Main entrance to common ways with stairs up to the first floor with flat door to:

Entrance hall

Radiator, wall mounted intercom entry phone, cloaks cupboard and a built in wardrobe.

Living room

17'9 x 14'5 into recess (5.41m x 4.39m into recess)

Radiator, duel aspect, double glazed windows with beautiful sea views, feature fire surround with inset coal effect electric fire and ceiling coving.

Enclosed Balcony

Double glazed windows with impressive sea views.

Kitchen

10'4 x 7'6 (3.15m x 2.29m)

A range of wall and base units with work surfaces incorporating a stainless steel single drainer sink unit with cupboard under. Integrated four burner electric hob with oven under and extractor fan over, washing machine, slimline dishwasher and a tall fridge/freezer, breakfast bar and tiled splash back. Double glazed windows and double glazed private door leading to feature rear staircase. Ceiling spot lighting.

Bedroom 1

13'9 x 10'5 (4.19m x 3.18m)

Radiator, built in original wardrobes, further built in shelved cupboard housing combination gas boiler, direct sea views, double aspect windows and ceiling coving.

Bedroom 2

13'7 x 9' (4.14m x 2.74m)

Radiator, double glazed windows with sea views, built in shelved cupboard, vanity sink unit with cupboard under and ceiling coving.

Bedroom 3/dining room

15'2 x 10'3 maximum measurement (4.62m x 3.12m maximum measurement)

Radiator, double glazed window with sea views, built in butlers cupboard and ceiling coving.

Bathroom

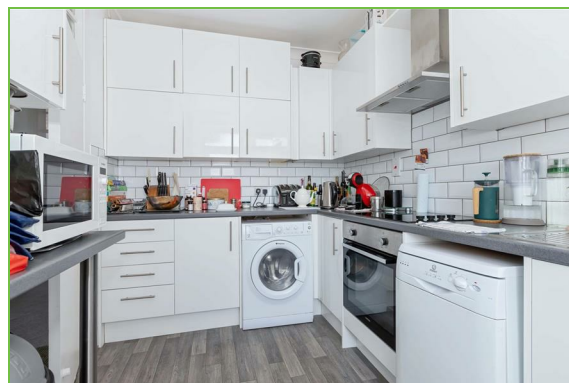
White suite comprising paneled bath, low level wc, pedestal wash basin, corner shower cubicle with fitted electric shower, part tiled surround, heated towel rail, double glazed window and extractor fan.

Separate wc

Low level wc and wash basin, part tiled surround and a double glazed window.

Garage

Located within compound to the side of the development with an up and over door.



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Agents note

Share in the freehold

Lease: remainder of a 999 year lease

Service charge: £1700 twice a year paid in March & September.

No ground rent

Managing agents Chase Properties 01293 534804

Disclaimer

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