



Wallace Avenue, Worthing

Offers Over
£400,000
Freehold

- Ground Floor Apartment
- Three Bedrooms
- Modern Kitchen
- Spacious Living Room
- Driveway & Garage
- Council Tax Band - B
- Westerly Aspect Garden
- EPC Rating - D

We are delighted to offer to the market this three-bedroom ground-floor freehold garden flat ideally situated in this sought-after West Worthing location with local shops, schools, parks, bus routes, the mainline station, and the seafront all within close proximity. This versatile and spacious accommodation comprises an entrance porch, a dining hall, a spacious westerly aspect lounge/diner, a modern kitchen, a shower room, a cloakroom/WC, and three bedrooms. Other benefits include a spacious and beautifully maintained west facing garden, a front garden with a private driveway providing ample off-road parking, and a garage.

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Luff & Co**
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Accommodation

Covered Entrance

Private front door opening to:

Entrance Porch

Part glazed door to:

Dining Hall

Herringbone wood floor. Picture rail. Radiator. Door to walk-in cupboard with window.

Lounge/Dining Room 20'11" x 15'7" (6.38 x 4.75)

Westerly aspect with double glazed door and windows either side looking and leading to the rear garden. Fitted window shutters. Inglenook style fireplace with fitted electric log burner style fire. Three radiators. Herringbone wood floor. Glazed door to rear hallway.

Kitchen 10'1" x 7'0" (3.09 x 2.14)

Frosted double glazed window to side aspect. Double glazed leaded light window to front aspect. Sunken stainless steel sink unit inset to granite effect work surfaces with mixer tap and drainer. Matching range of wall and base units. Built in eye level Bosch oven and grill. Four ring hob with glass splashback. Space for fridge/freezer. Cupboard enclosed washing machine with wall mounted boiler. Larder cupboard with shelving and housing consumer unit.. Feature storage cupboard. Radiator. Tiled floor. Door to side access.

Shower Room/WC

Step in shower cubicle with glass sliding door. Vanity surface with inset sink and cupboards above and below. Fitted mirror and inset spotlights. Low level flush WC and bidet. Double glazed window. Tiled floor. Part tiled walls. Heated towel radiator. Shaver point.

Cloakroom/WC

Low level flush WC. Frosted window. Wall mounted wash hand basin. Part tiled walls. Tiled floor. Radiator.

Bedroom One 16'6" x 11'11" (5.03 x 3.64)

Herringbone wood floor. Excellent range of fitted wardrobes. Double glazed window to front and side with fitted shutters. Two radiators.

Rear Hallway

Varnished floorboards. Double glazed door and side window leading to rear garden.

Bedroom Two 12'7" x 8'5" (3.86 x 2.58)

Painted floorboards. Double glazed window to front and side with fitted white shutters. Part wood panelled walls. Radiator. Space for wardrobes.

Bedroom Three 8'4" x 8'0" (2.55 x 2.46)

Varnished floorboards. Double glazed window to rear and side overlooking the beautiful garden with fitted white shutters. Radiator.

Garden

Beautifully landscaped west facing garden with an artificial lawned area, an attractive patio seating area with shingled central piece, beautiful flower and shrub borders, summer house, side area, and access into garage.

Front Garden/Private Driveway

Provides off-road parking for several vehicles with planted borders and access to:

Garage

Personal door to the garden.

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

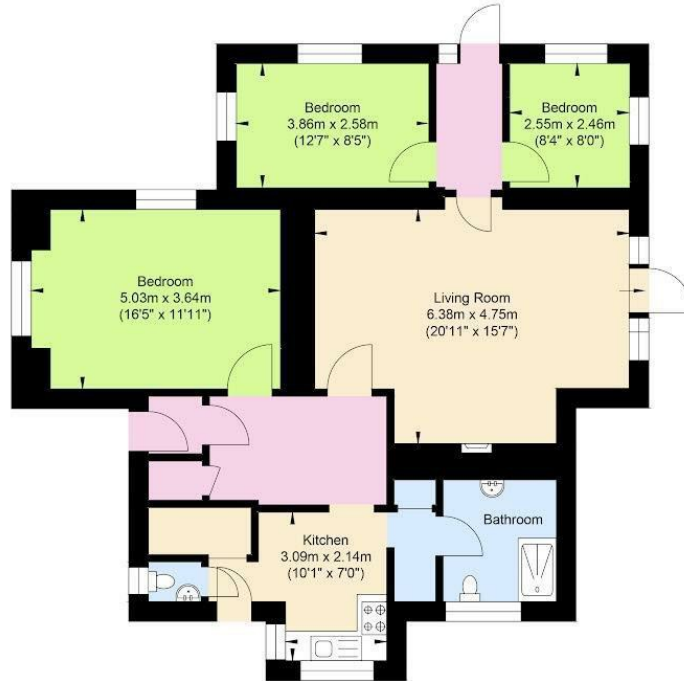
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Approximate Floor Area
1019.35 sq ft
(94.70 sq m)

Approximate Gross Internal Area = 94.70 sq m / 1019.35 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.