



Price
£185,000
Share of Freehold

Madeira Avenue, Worthing

- First and Second Floor Maisonette
- Bay Fronted Lounge
- Refitted Kitchen
- Refitted Bathroom
- Share of Freehold
- Large Loft Space
- One Double Bedroom
- Council Tax Band A

We are delighted to offer to the market this spacious first and second floor maisonette, ideally located in a popular East Worthing area, just a 2 minute walk from the beach and Splash Point Leisure Centre. There are many trendy cafes and restaurants within easy walking distance including Coast, Crabshack and The Flour Pot Bakery, as well as being closer to the pier. Accommodation comprises of bay fronted lounge, refitted kitchen, bedroom and refitted bathroom.

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Accommodation

Communal Stairs

Front door leading to:

Entrance Hall

Electric heater, cupboard housing electric meter and shelving, further floor to ceiling storage cupboards.

Lounge 15'8" x 11'8" (4.78 x 3.58)

High ceilings, laid wood flooring, feature fireplace, electric heating, TV point, telephone point.

Kitchen 9'8" x 4'5" (2.95 x 1.35)

A range of matching high gloss wall and base units, worktop incorporating sink with mixer tap, electric oven, integrated electric hob, space for fridge/freezer, plumbing for washing machine, coving, double glazed sash window.

First Floor Landing

Stairs leading to second floor.

Bedroom One 10'5" x 10'4" (3.18 x 3.15)

Double glazed sash window, built in wardrobes, electric heater and loft hatch leading to large storage space.

Bathroom

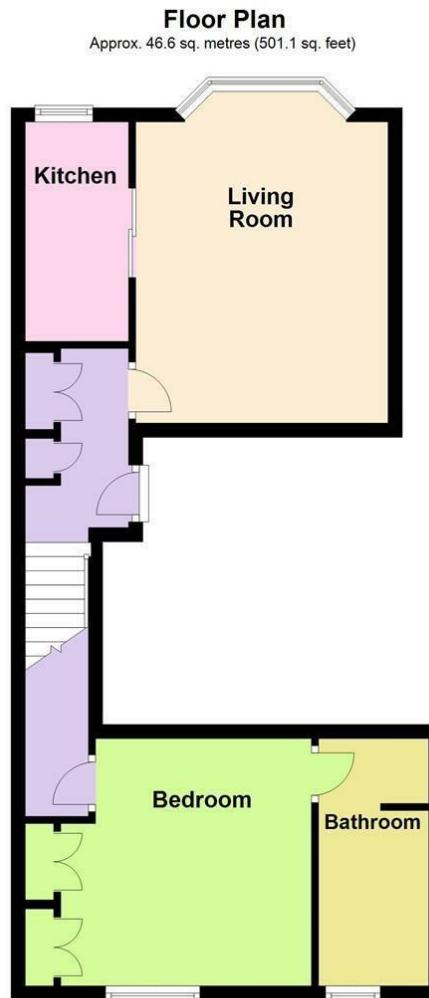
Panel enclosed bath with mixer tap, electric shower, pedestal hand wash basin with mixer tap, dual button flush WC, frosted double glazed window, heated towel rail, part tiled walls, extractor fan.

Tenure

Share of Freehold



Floorplan



Total area: approx. 46.6 sq. metres (501.1 sq. feet)

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	30	57
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) 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		

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