



48 Hurst Avenue

, Worthing, BN11 5NZ

Offers over £300,000

Leasehold Council Tax Band B

A STUNNING THREE BEDROOM FLAT

Briefly, the accommodation comprises a private entrance with stairs rising to the first-floor landing, where attractive exposed herringbone wood flooring immediately sets the tone for this charming home. There is a superb bay-fronted lounge filled with natural light, three generously proportioned bedrooms, a contemporary refitted kitchen, and a luxurious bathroom featuring a freestanding clawfoot bath alongside a separate shower enclosure. A separate WC completes the internal accommodation.

This beautifully presented three-bedroom first-floor apartment effortlessly combines character features with modern comforts. Benefitting from its own private entrance, the property offers spacious and versatile accommodation throughout, making it an ideal home for families, professionals, or those looking to enjoy a sought-after coastal lifestyle.

Further benefits include modern electric heating, double glazing, a useful loft space, and a stunning landscaped private garden, providing the perfect setting for entertaining or simply unwinding outdoors.

Situated in the highly desirable Hurst Avenue, the property occupies a quiet residential position just moments from West Worthing seafront. West Worthing railway station is approximately 0.7 miles away, offering convenient links to London and the surrounding areas. Excellent bus routes are available nearby along Grand Avenue and Mill Road, whilst West Worthing's popular parade of shops, cafés, eateries, pharmacy and banks can be found just 350 yards away. Worthing town centre, with its extensive range of shopping facilities, restaurants, bars and theatres, is approximately 1.5 miles from the property.

Lease information:

Lease remaining: Approximately 112 years.

Ground Rent: £150 per annum.

Maintenance: Payable on an as and when required basis.

An internal viewing is highly recommended to fully appreciate the charm, space and exceptional location that this wonderful apartment has to offer.

Private entrance with stairs to first floor landing

29'7" x 5'5" (9.02m x 1.65m)

W.C.

Bay fronted lounge

14'5" x 11'5" (4.39m x 3.48m)





Modern fitted kitchen
9'4 x 7'4 (2.84m x 2.24m)

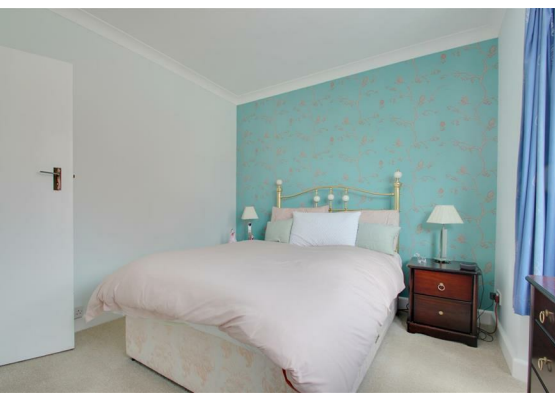
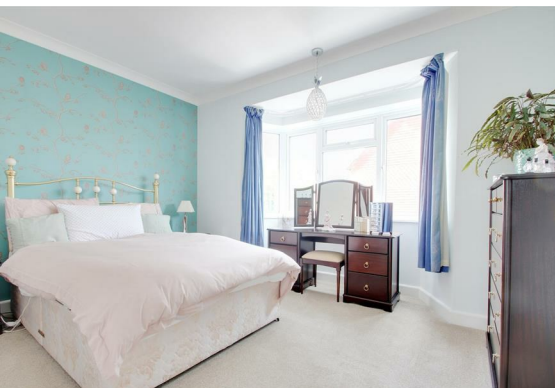
Bedroom one
12'6 x 12'2 (3.81m x 3.71m)

Bedroom two
12'3 x 10'2 (3.73m x 3.10m)

Bedroom three
12'1 x 8'0 (3.68m x 2.44m)

Luxury refitted bath and shower
room
9'6 x 6'9 (2.90m x 2.06m)

Landscaped rear garden



GROUND FLOOR

1ST FLOOR

ENTRANCE HALL

BEDROOM

BATHROOM

KITCHEN

STAIRS

WC

LOUNGE

BEDROOM/DINING ROOM

UP

DOWN

CUPBOARD

TORAX

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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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Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) 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	69	43	Very environmentally friendly - lower CO₂ 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 CO₂ emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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