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# Flat 7, Montague House Grand Avenue

, Worthing, BN11 5BE

Offers in excess of £240,000

Leasehold Council Tax Band C

2 2 1 C

We are delighted to offer this well-presented first floor, two-bedroom, two bathroom purpose built apartment, occupying a desirable north westerly corner position within this striking modern development. Ideally situated in a convenient residential location close to the railway station and less than a mile to the beach, with a range of local amenities, the property would make an excellent home or investment.

The apartment benefits from gas central heating, UPVC double glazing and the remainder of a long 999-year lease.

A secure communal entrance with entry phone system provides access to the building, with stairs leading to the first-floor landing and the private entrance to the apartment.

Inside, a spacious reception hall with ample storage leads to all principal rooms. The generous westerly facing lounge/dining room provides a comfortable and naturally bright living space.

There are two well proportioned double bedrooms, with the principal bedroom benefiting from a modern en-suite shower room. The property also features a large modern fitted kitchen with a range of integrated appliances, space for additional appliances and a wall-mounted gas-fired boiler. Completing the accommodation is a contemporary family bathroom/WC.

Externally, the property benefits from an allocated parking space (number 7), with additional visitor parking available. There are also communal brick-built bin and cycle storage areas, together with well maintained communal gardens.

This attractive apartment is likely to appeal to a wide range of buyers, including first-time buyers, commuters and investors. An early internal viewing is highly recommended to fully appreciate the generous accommodation, excellent condition and convenient location.

Lease years remaining - 974
Service Charge £2746pa (approx)
Ground Rent £100pa



























Entrance hall

Lounge/diner
13'8 x 11'7 (4.17m x 3.53m)

Kitchen
11'6 x 6'7 (3.51m x 2.01m)

Bedroom one
9'7 x 9'4 (2.92m x 2.84m)

En-suite

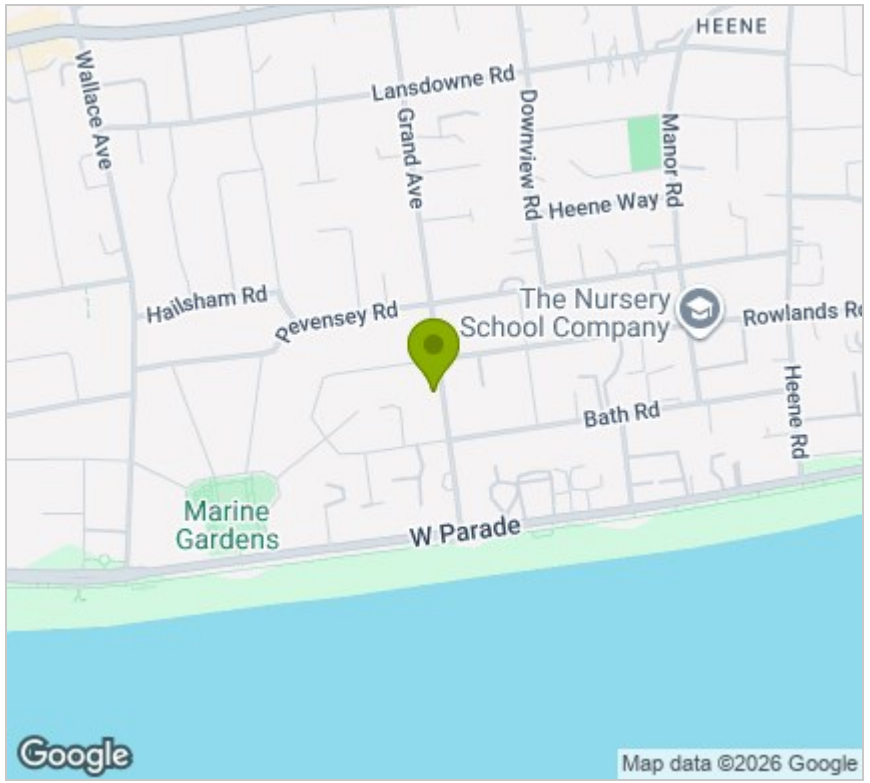
Bedroom two
11'10 x 8'3 (3.61m x 2.51m)

Bathroom

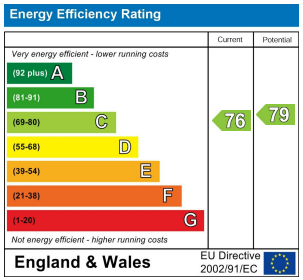
## Floor Plan

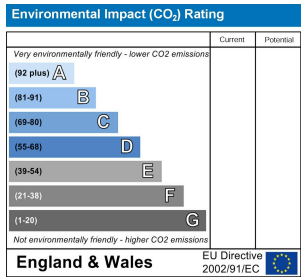



## Area Map




## Energy Efficiency Graph




## Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

**All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.**