



**JAMES&JAMES**  
ESTATE AND LETTING AGENTS

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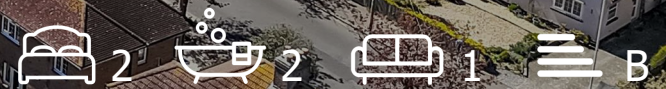
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119 | George V Avenue | Worthing | BN11 5SA

BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



Flat 6 Marine House 44 Wallace Avenue, West Worthing, BN11 5QX  
£290,000





# Flat 6 Marine House 44 Wallace Avenue

, West Worthing, BN11 5QX

- Luxury purpose built flat
- Two double bedrooms
- Luxury family bathroom
- Residents parking
- Communal gardens
- Close to seafront and West Worthing shopping parade
- En-suite to master bedroom
- Feature West facing balcony
- Double glazing and gas central heating
- Call now to view

James & James Estate Agents are delighted to bring to the market this luxury purpose built two bedroom, two bathroom apartment situated in one of West Worthing's most sought after position.

In brief the accommodation comprises passenger lift to first floor, spacious entrance hall with two storage cupboards, feature double aspect sitting room with West facing balcony and range of fitted bookcases, luxury fitted kitchen with integrated appliances, master bedroom with range of fitted wardrobes and a luxury en-suite shower room, there is and a good size second bedroom luxury family bathroom. Outside there is residents parking and a communal garden.

Other benefits include double glazing and gas central heating, and viewing is considered essential.

Situated in Wallace Avenue, the property is ideally located betwixt the beach and the shops. Buses serve the area, and the nearest mainline railway station is West Worthing giving great access to most major towns and cities.

Lease years remaining - 106

Service charge - £1500 approx pa



Communal entrance

Passenger lift to first floor

Spacious entrance hall 10'0 x 8'2 (3.05m x 2.49m)

Double aspect sitting room 16'11 x 13'2 (5.16m x 4.01m)

West facing balcony

Modern fitted kitchen 11'2 x 7'5 (3.40m x 2.26m)

Bedroom one 16'9 x 8'11 (5.11m x 2.72m)

Luxury en-suite shower room

Bedroom two 13'3 x 7'9 (4.04m x 2.36m)

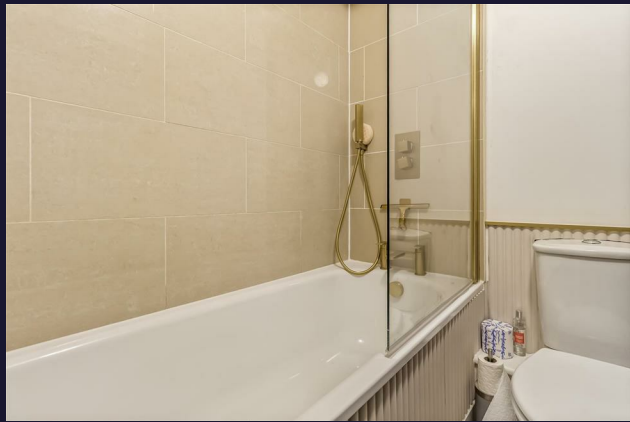
Family bathroom

6'7 x 6'3 (2.01m x 1.91m)

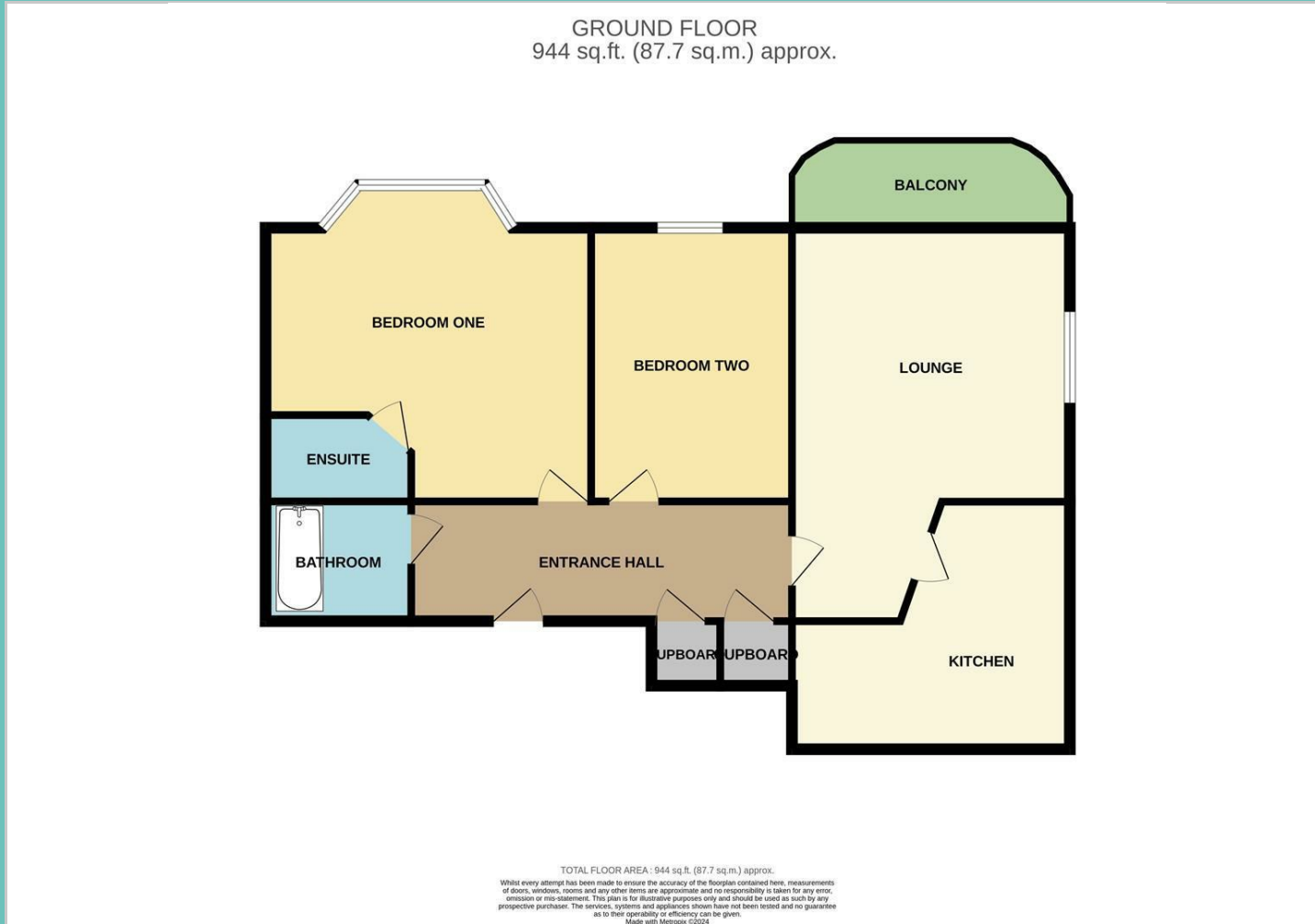
Allocated parking

Communal garden

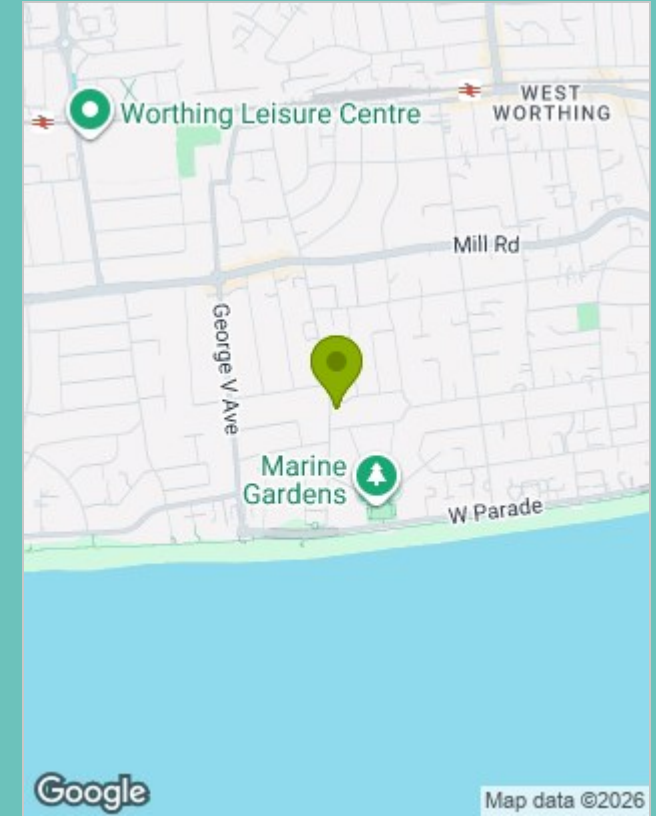




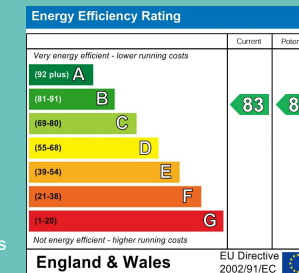
## Floor Plans



## Location Map



## Energy Performance Graph



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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