



56 Greystone Avenue, Worthing, BN13 1LR  
Guide Price £135,000

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**\*\*CASH BUYERS PREFERRED\*\***

We are delighted to offer for sale this excellent opportunity to acquire this ground floor two double bedroom apartment positioned in this popular development with beautifully maintained communal gardens & having the added benefit of being chain free!

- Cash Buyers Preferred
- Ground Floor Apartment
- Bay Fronted Lounge Area
- Fitted Kitchen & Bathroom
- Chain Free
- Beautifully Landscaped Communal Gardens With Lake
- Double Glazed Throughout
- Inspection Is Advised



### **Communal Entrance Hallway**

Security telephone entry front door, private front door through to Entrance Hallway.

### **Entrance Hallway**

3.71m x 0.89m (12'2 x 2'11)

Private front door, carpeted floor, fitted storage cupboard housing hot water cylinder having slatted shelving space, wall mounted security telephone entry system, wall mounted electric fuseboard, textured ceiling, smoke detector.

### **Bay Fronted Lounge**

5.13m x 3.78m (16'10 x 12'5)

Carpeted floor, two wall mounted electric heaters, various power points, television point, PVCU double glazed bay window, textured & coved ceiling, smoke detector.

### **Bedroom One**

4.95m x 3.56m (16'3 x 11'8)

Carpeted floor, wall mounted electric heater, various power points, PVCU double glazed window, textured ceiling with coving.

### **Bedroom Two**

3.56m x 3.07m (11'8 x 10'1)

Carpeted floor, wall mounted electric heater, various power points, PVCU double glazed window, textured ceiling with coving.

### **Kitchen**

3.23m x 2.69m (10'7 x 8'10)

tiled flooring, square edge laminate work surfaces with cupboards below & matching eye level cupboards, tiled splashbacks, integrated eye level oven & grill, inset four ring electric hob, inset one & a half bowl stainless steel

single drainer sink unit with mixer tap, space for fridge freezer, space & provision for washing machine, PVCU double glazed window, textured ceiling, smoke detector.

### **Bathroom**

2.18m x 1.80m (7'2 x 5'11)

Vinyl flooring, low flush WC, pedestal hand wash basin with hot & cold tap, panel enclosed bath with wall mounted Triton electric shower over, part tiled walls, extractor fan, skimmed ceiling.

### **Lease Information**

Lease Term Remaining: 51 Years Remaining

Maintenance: £1,763.50 per 6 months

Ground Rent: TBC

### **Council Tax**

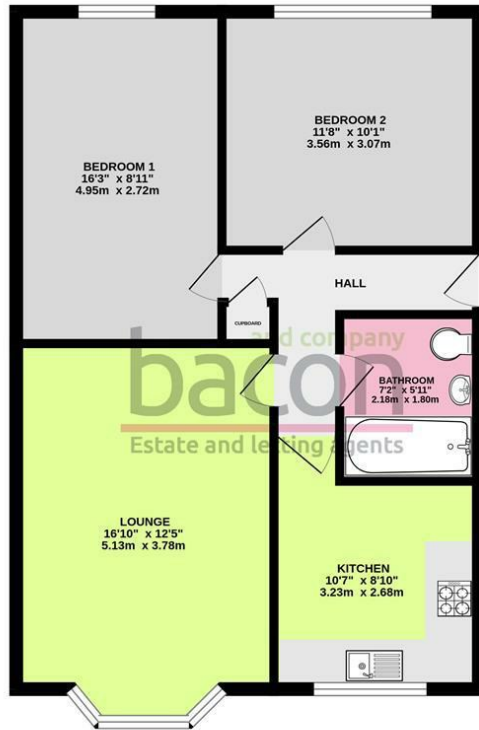
Band B

### **Cash Buyers Only**

Cash buyers only please due to lease length



GROUND FLOOR  
584 sq.ft. (54.3 sq.m.) approx.



TOTAL FLOOR AREA: 584 sq.ft. (54.3 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>53</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to



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