



**JAMES&JAMES**  
ESTATE AND LETTING AGENTS

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47 Meadway Court The Boulevard

Worthing, BN13 1PP

Offers over £210,000

Leasehold Council Tax Band B



We are delighted to present this beautifully presented first floor apartment, ideally positioned within a sought after and convenient area of Worthing.

The accommodation comprises; Entrance hall leading to modern fitted kitchen complete with a range of contemporary base and eye level units, feature range cooker, dedicated separate utility room, ample storage and spacious living room.

There are two generous double bedrooms, both offering comfortable and versatile living space, along with a well appointed bathroom fitted with a white suite.

Additional benefits include gas fired central heating, double glazing throughout, and the advantage of a long lease, ensuring peace of mind for future owners.

Externally, the property further benefits from residents' parking and a garage situated within a rear compound, providing valuable secure storage or parking.

The property is located in Meadway Court, just a few minutes' walk from local shopping facilities and the mainline railway station, making it ideal for commuters. Local schools and bus services are within easy reach, and Worthing town centre, with its wide range of shops, restaurants, and amenities, is only a short drive away. The seafront is also close by, providing an excellent opportunity for coastal walks and leisure activities.

Lease term - 932 (Approx.)  
Service charge - £1900pa (Approx.)  
Ground Rent - £10 pa

### Entrance Hall





Modern Fitted Kitchen  
10' x 8'1 (3.05m x 2.46m)

Utility Area

Spacious Living Room  
16'6 x 11'7 (5.03m x 3.53m)

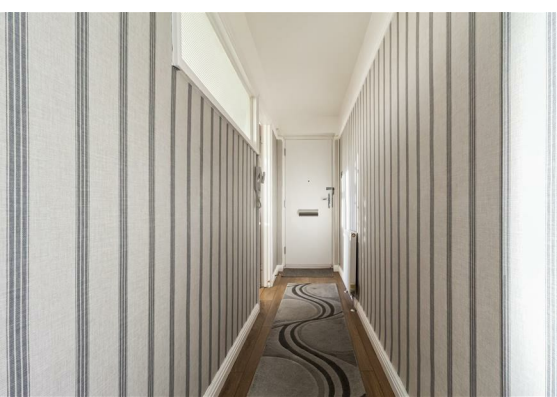
Bedroom One  
13'5 x 11'7 (4.09m x 3.53m)

Bedroom Two  
11'6 x 10'1 (3.51m x 3.07m)

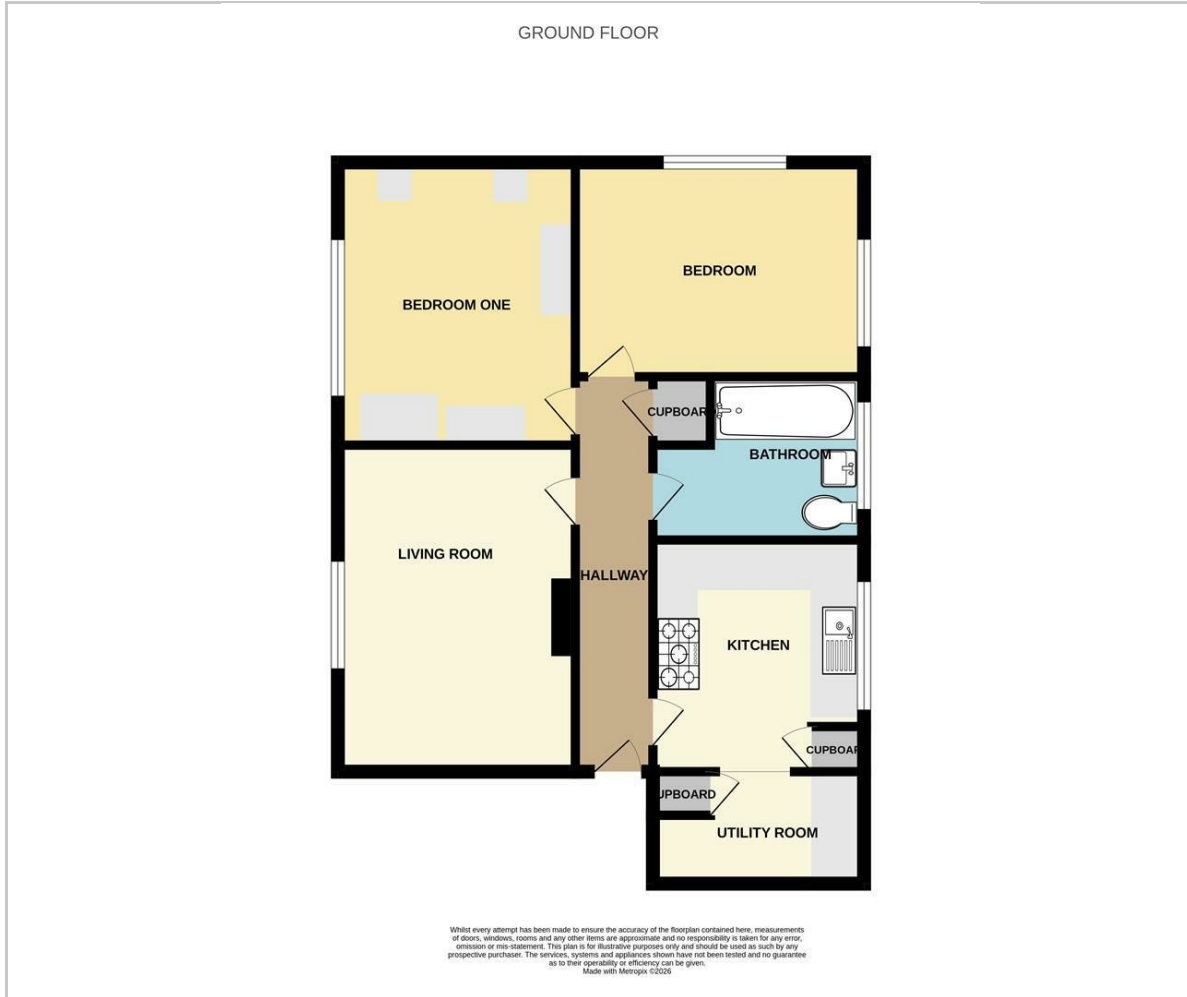
Bathroom With White Suite

Garage In Compound

Residents Parking



## Floor Plan



## 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 firm's 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.



## Area Map



## Energy Efficiency Graph

