



JAMES&JAMES
ESTATE AND LETTING AGENTS

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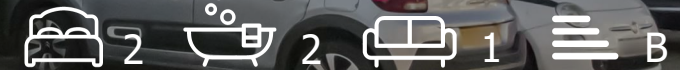
BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE

26 Overton Road

, Worthing, BN13 1FF

£250,000

Leasehold Council Tax Band B



We are delighted to present for sale this beautifully maintained first floor apartment, ideally situated within the ever popular Cissbury Chase development.

The accommodation comprises entrance hall with a useful storage cupboard, leading into a spacious open plan lounge/kitchen/diner, fitted with a range of base and eye level units alongside integrated appliances. There are two generous double bedrooms, with the main bedroom benefiting from a contemporary fitted shower room, in addition to a separate family bathroom featuring a modern white suite.

Further benefits include gas fired central heating, double glazing throughout and two allocated parking spaces. There is also access to a secure bike cupboard, and the estate has a communal green/garden area with picnic tables.

Internal viewing is highly recommended to fully appreciate the generous proportions and excellent condition of this superb apartment.

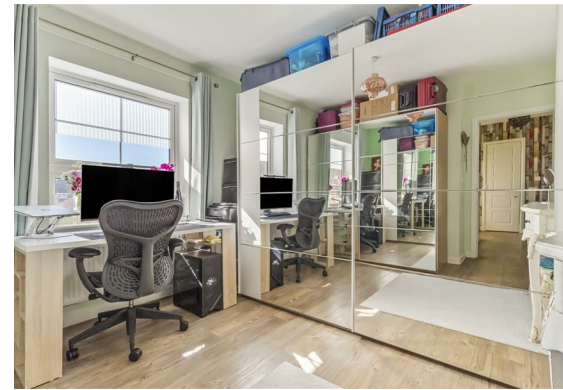
Situated in Cissbury Chase, a small modern development located in the Goring-By-Sea area, conveniently placed less than a 1/4 of a mile from Durrington Mainline Train Station and local shops and cafes. Worthing town centre is a few miles away offering comprehensive high streets with shop, restaurants, cafes and bars and of course the lovely sea front.

Lease length remaining - 142 years
Ground rent £375pa
Service charge £1100pa (approx)

[Entrance Hall](#)

[Storage Cupboard](#)

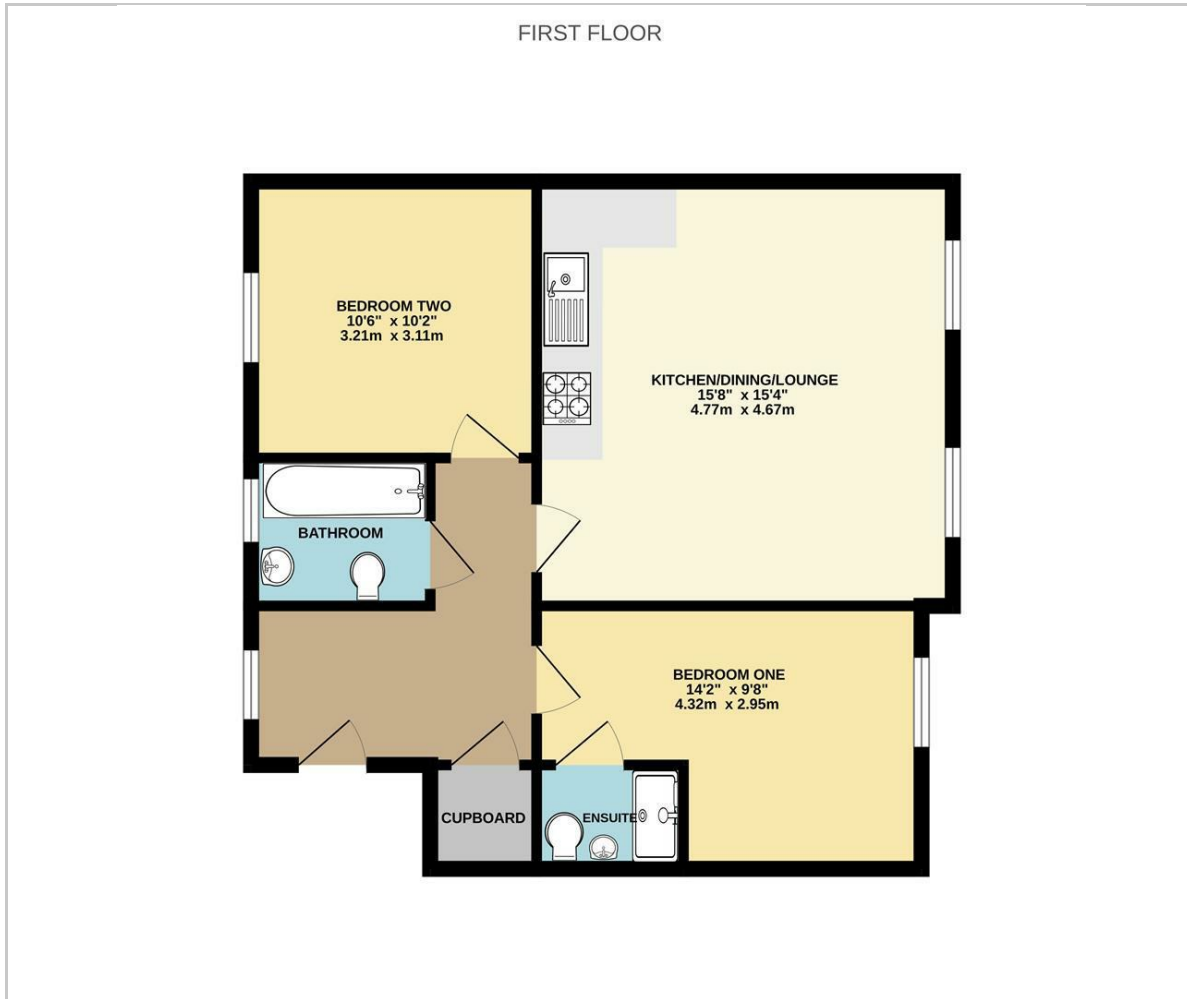




Kitchen/Dining/Lounge
15'8 x 15'4 (4.78m x 4.67m)
Bedroom One
14'2 x 9'8 (4.32m x 2.95m)
En-Suite Shower Room
Bedroom Two
10'6 x 10'2 (3.20m x 3.10m)
Family Bathroom
Two Allocated Parking Spaces



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

