



Wellington Court, Grand Avenue, Worthing, BN11 5AB

Guide Price **£425,000**



Property Type: Flat

Bedrooms: 2

Bathrooms: 2

Receptions: 2

Tenure: Leasehold

Council Tax Band: D

137 Sqm 1475 SqFt

- Second Floor Purpose Built Flat
- Two Double Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- West Facing Balcony
- Bathroom & En-Suite Bathroom
- Garage
- Close To Local Shopping Facilities
- Bus Stops Nearby & West Worthing Railway
- Chain Free

We are delighted to present this spacious and well-appointed second-floor apartment, ideally located just moments from Worthing seafront. The property offers generous accommodation, including two double bedrooms, two versatile reception rooms, a fitted kitchen, a guest bathroom and an en-suite shower room. Additional features include a private west-facing balcony, a garage to the rear of the building, and the benefit of no onward chain. Conveniently situated close to local shops, excellent bus links and West Worthing railway station.





INTERNAL

A communal entrance with a secure entry phone system provides access to the building, with both stairs and a lift leading to the second floor. The front door opens into a spacious and welcoming entrance hall, offering access to a large cloakroom and all principal rooms. The apartment boasts two generous double bedrooms. The impressive principal bedroom benefits from two walk-in wardrobes and a spacious en-suite shower room, complete with walk in shower, wash hand basin set within a vanity unit, and WC. The second bedroom is also a good sized double and features fitted wardrobes. Off the hallway is a useful utility cupboard with space and plumbing for both a washing machine and tumble dryer, along with the family bathroom, which is fitted with a P-shaped bath with shower over, glass shower screen, wash hand basin, and WC. The property offers two versatile reception rooms, currently arranged as a living room and separate dining room. An open archway creates a wonderful flow between the spaces, while dual-aspect windows in each room allow plenty of natural light to flood through. The living room also enjoys direct access to a west-facing balcony, perfect for relaxing and enjoying the afternoon and evening sun. The fitted kitchen is well-equipped with a range of wall and base units, an integrated eye-level oven and built-in microwave, sink with drainer, breakfast bar, space for a fridge/freezer, and space for a dishwasher.

EXTERNAL

The property further benefits from a west-facing balcony overlooking Grand Avenue, providing the perfect spot to enjoy the afternoon and evening sun. Residents also have access to well-maintained communal gardens to both the front and rear of the development, together with the added advantage of a garage located at the rear of the development. Non allocated parking available in the front car park.

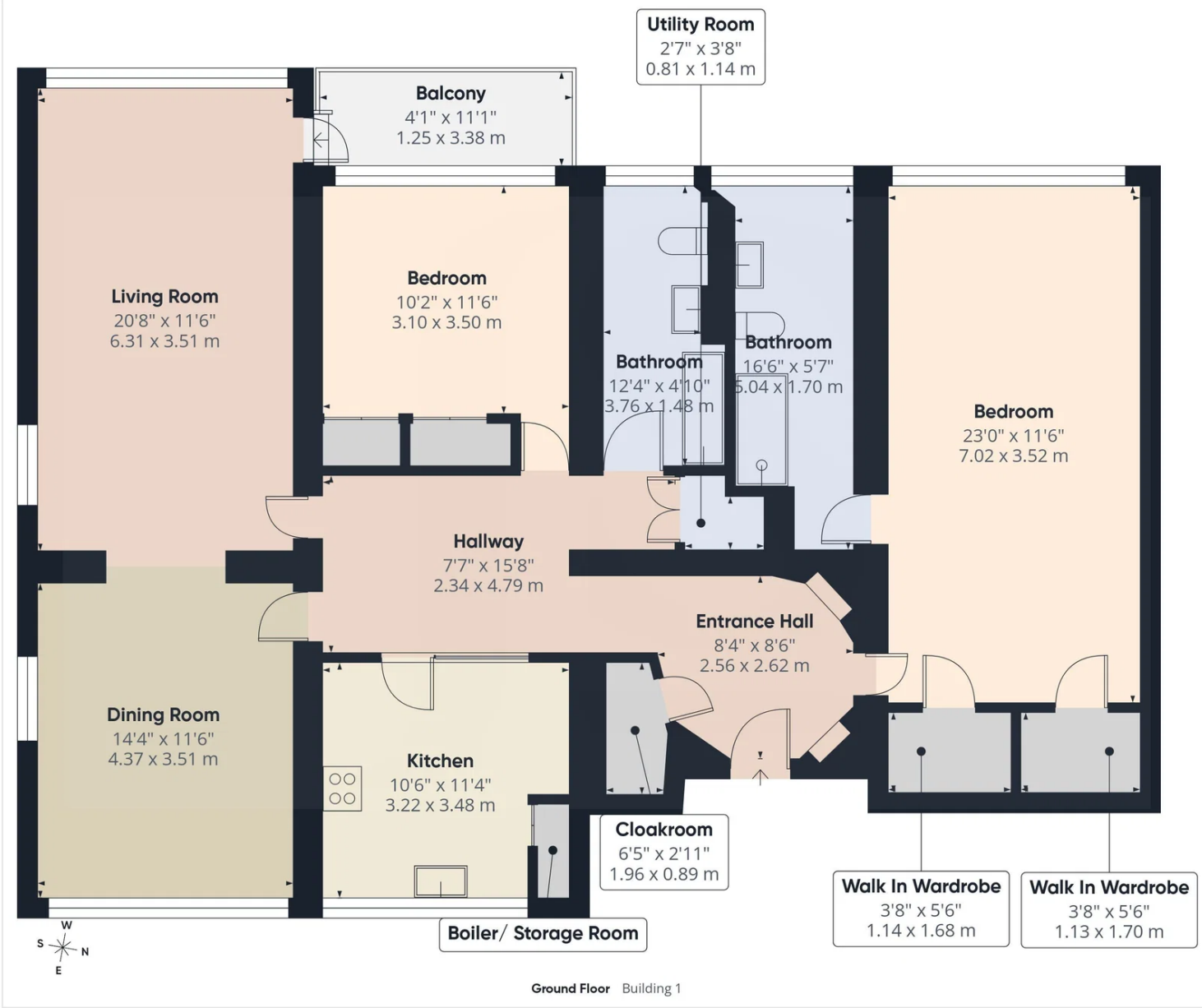
SITUATED

Situated in the highly desirable Wellington Court, the property is ideally located just 0.5 miles from Worthing seafront and 0.5 miles from West Worthing railway station, conveniently positioned at the top of Grand Avenue. Regular bus services operate along both Grand Avenue and Goring Road, where you'll find a range of convenience stores, cafés, restaurants, pharmacies and banks, all within approximately 0.5 miles. Worthing town centre, with its extensive selection of shops, restaurants, theatres and leisure facilities, is approximately 1 mile away.

TENURE

Lease: 127 years remaining
 Service Charge: £3623.24 per annum
 Reserve Fund: £1795.82 per annum.
 Ground Rent: £298.50 per annum.
 Council Tax Band D





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Whilst we endeavour to make out properties particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.