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Windlesham Court 48A Grand Avenue

, Worthing, BN11 5AE

Guide price £275,000

Leasehold Council Tax Band D



**** Guide Price £275,000 to £300,000 ****

We are delighted to present this spacious third floor purpose-built apartment, ideally positioned along the ever-popular Grand Avenue, just 350 yards from Worthing seafront. The property offers well-proportioned accommodation throughout, including two double bedrooms, with the main bedroom benefitting from fitted wardrobes and a private en suite shower room. A further stylish shower room serves the second bedroom.

The dual aspect lounge/dining room is a particular feature of the home, enjoying a bright west-facing outlook and providing direct access onto a private balcony overlooking Grand Avenue, creating the perfect space to relax and unwind. The fitted kitchen is well-appointed.

The property is accessed via a well-maintained communal entrance with both stairs and a passenger lift leading to the third floor. Inside, a welcoming entrance hall offers a useful storage cupboard and access to all rooms.

Externally, the apartment benefits from a west-facing balcony and a garage located within a rear compound, adding further convenience and practicality.

Situated in a highly sought-after location, the property is ideally placed for local amenities, with the 700 bus route just moments away and West Worthing train station approximately 0.6 miles distant. Goring-by-Sea is within easy reach, offering a selection of shops, cafes and eateries, while Worthing town centre lies around one mile away, providing a comprehensive range of shopping, dining and leisure facilities.

Service charge - £3600pa (approx)





Entrance hall

Balcony

Lounge/diner
18'4 x 15'9 (5.59m x 4.80m)

Kitchen/breakfast room
12'0 x 9'6 (3.66m x 2.90m)

Bedroom one
20'4 x 10'1 (6.20m x 3.07m)

En-suite shower room

Bedroom two
12'5 x 9'6 (3.78m x 2.90m)

Shower room

Communal gardens

Garage

Floor Plan



Viewing

Please contact our Broadwater Office on 01903 958282 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

