



**Windlesham Court, 48a, Grand Avenue, Worthing, BN11
£280,000**



Property Type: Flat

Bedrooms: 2

Bathrooms: 2

Receptions: 1

Tenure: Leasehold

Council Tax Band: D

- Second Floor Purpose Built Apartment
- Two Double Bedrooms
- En Suite Shower Room & Bathroom
- Dual Aspect Lounge/ Dining Room
- West Facing Balcony
- Garage in Compound
- Passenger Lift
- Long Lease
- Bus Routes On Grand Avenue
- 350 Yards To Worthing Seafront

We are delighted to present this spacious second floor, purpose built apartment. The property comprises two double bedrooms, including a main bedroom with en suite shower room, further bathroom, a west facing lounge/dining room, and a well appointed kitchen. A particular highlight is the west facing balcony, which enjoys views across Grand Avenue, while a garage located in the rear compound provides additional convenience. Ideally situated within easy reach of Worthing seafont, this apartment offers both comfort and an excellent location.





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INTERNAL

The communal front door opens into a shared entrance hall, providing access to both the passenger lift and stairs leading to the second floor. The property's private front door opens into a welcoming entrance hall with a storage cupboard and access to all rooms. The dual-aspect, west-facing lounge/dining room is bright and spacious, with direct access to a west-facing balcony. The fitted kitchen offers a range of wall and base units, a built-in double eye-level oven, electric hob, space for a washing machine, and a sink with drainer. The main bedroom includes fitted wardrobes and a private en suite shower room, complete with a corner shower, wash hand basin, and WC. The second bedroom also benefits from fitted wardrobes. A stylish guest bathroom features a walk-in shower with glass screen, wash hand basin, WC, and access to the airing cupboard.

EXTERNAL

The property further benefits from a west-facing balcony enjoying views across Grand Avenue. In addition, the apartment includes a garage situated within the rear compound.

SITUATED

In sought after Grand Avenue, the 700 bus route has a stop just a few yards away and West Worthing train station is positioned at the top of the road, approximately 0.6 miles away. Goring-By-Sea is a short distance away offering convenience stores, banks and eateries and Worthing town centre with its comprehensive shops, restaurants and theatres is approximately 1 mile away. The property is only 350 Yards From Worthing Seafront & Promenade.

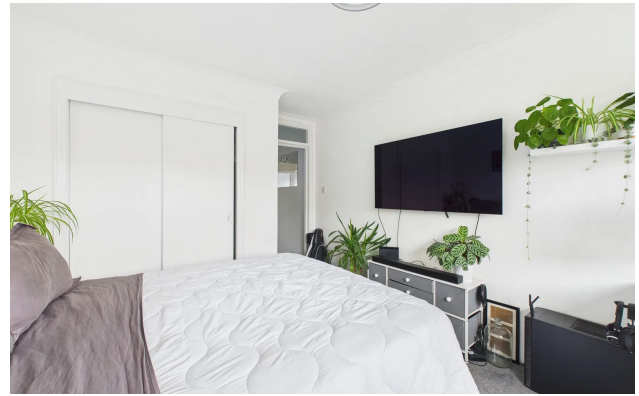
TENURE

Service Charge: £3600 per annum

Ground Rent: £100 per annum

Lease: 137 years remaining





Whilst we endeavour to make our 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.