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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



Wimborne Court Brooklyn Avenue

West Worthing, Worthing, BN11 5QW

Guide price £230,000

Leasehold Council Tax Band B

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Situated just moments from the beach and right on the doorstep of the ever-popular Goring Road shops, this spacious ground floor flat offers a fantastic combination of coastal living and everyday convenience. With two genuine double bedrooms, a generous lounge/dining room, separate kitchen, balcony and the added benefit of a garage, this is a home that offers both space and practicality in a superb location.

The accommodation begins with a welcoming entrance hall with useful built-in storage, leading through to the main living space. The lounge/dining room is a lovely, sociable room with a pleasant westerly aspect and direct access onto the balcony, providing an ideal spot to enjoy a little afternoon sunshine.

The separate kitchen offers plenty of cupboard and worktop space, while both bedrooms are comfortably proportioned doubles. A modern bathroom completes the accommodation.

Outside, the property benefits from its own garage, together with additional storage within the communal hallway. The flat also enjoys the reassurance of a long lease, with approximately 126 years remaining, double glazing and gas central heating.

The location really is the star of the show. Goring Road's shops, cafés and everyday amenities are right on hand, while the seafront is just a short stroll away, making it easy to enjoy everything that coastal living has to offer. Bus services and the nearby railway station also provide convenient connections for travelling further afield.

Whether you are looking for a permanent home by the sea, a well-located downsize or an opportunity to enjoy the best of Goring's coastal lifestyle, this spacious ground floor flat is well worth a closer look.

Lease years remaining - 126
Service charge £2200pa
Reserve fund - £1500pa

Communal entrance with entry phone system

























Entrance hall
11'8 x 6'5 (3.56m x 1.96m)

West facing lounge/diner
19'9 x 11'11 (6.02m x 3.63m)

Patio door opening to sun terrace/balcony

Modern fitted kitchen
16'3 x 6'0 (4.95m x 1.83m)

Bedroom one with fitted wardrobes
15'3 x 11'4 (4.65m x 3.45m)

Bedroom two with fitted wardrobes
10'10 x 12'6 (3.30m x 3.81m)

Modern fitted family bathroom
10'8 x 4'9 (3.25m x 1.45m)

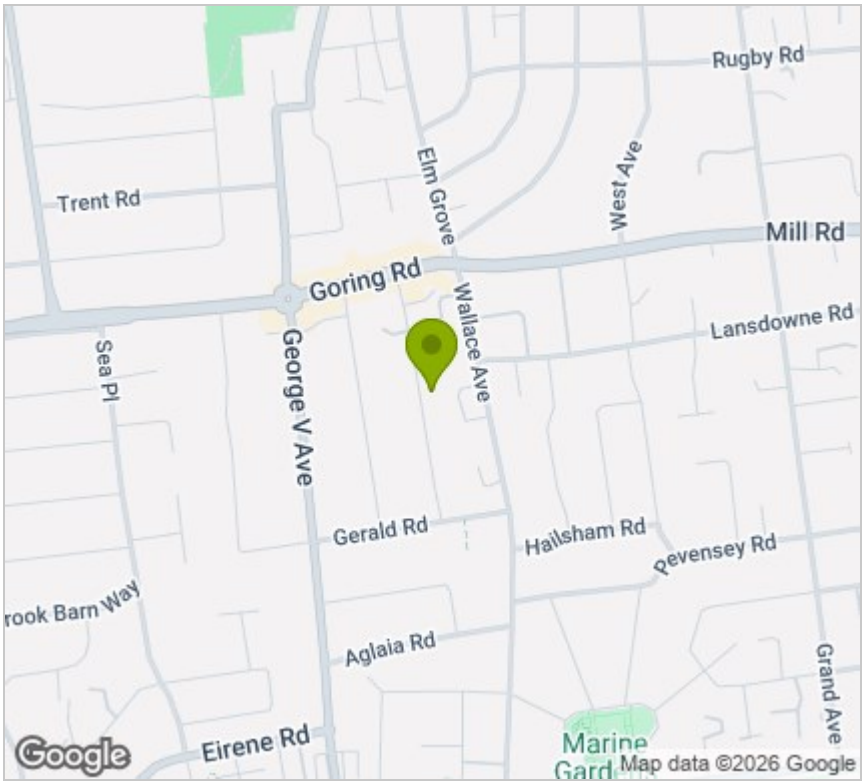
Communal gardens

Garage

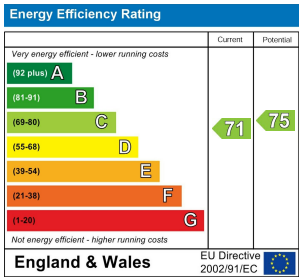
Floor Plan

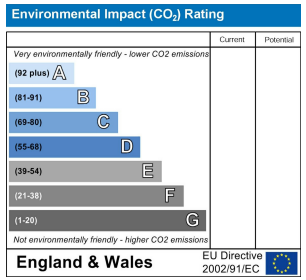


Area Map



Energy Efficiency Graph





Viewing

Please contact our Worthing Office on 01903 958770
if you wish to arrange a viewing appointment for this property or require further information.

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