



36 Greystone Avenue, Worthing, BN13 1LR
Guide Price £220,000

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A contemporary two double bedroom ground floor flat with views over the communal grounds and lake located to the rear of the property. Briefly the accommodation comprises: entrance hall, lounge/dining room, kitchen, two double bedrooms and bathroom/wc. Externally a lake and well kept communal grounds surround the property. The property is within convenient and close proximity to popular bus routes, shopping facilities, and local amenities.

- Ground Floor Apartment
- Two Double Bedrooms
- Wonderful Views Over Westlake Gardens
- Modern Fitted Family Bathroom
- Bay Fronted Lounge
- Plenty Of Fitted Storage Space
- Private External Storage Cupboard
- Long Lease & Low Maintenance Charges



Communal Entrance Hallway

Private front door to flat, only flat on the ground floor so very private.

Entrance Hallway

3.68m x 0.86m (12'1 x 2'10)

Private front door, carpeted floor, security telephone entry system, wall mounted electric fuseboard, wall mounted thermostat, fitted storage cupboard housing hot water cylinder with slatted shelving above, smoke detector.

Bay Fronted Lounge

5.13m x 3.76m (16'10 x 12'4)

Carpeted floor, wall mounted electric heater, wooden panelled feature wall, television point, various power points, skimmed ceiling, PVCU double glazed bay window.

Master Bedroom

4.37m x 3.00m (14'4 x 9'10)

Carpeted floor, wall mounted electric heater, PVCU

double glazed window, wooden panel effect feature wall, fitted triple wardrobe with various hanging rails & shelving, television point, various power points.

Bedroom Two

3.61m x 3.05m (11'10 x 10)

Carpeted floor, wall mounted electric heater, PVCU double glazed window, built in wardrobes with various hanging rails & shelving, skimmed ceiling.

Kitchen

2.97m x 2.72m (9'9 x 8'11)

Tiled floor, roll edge laminate work surfaces with cupboards below & matching eye level cupboards, integrated eye level oven & grill, inset four ring electric hob with extractor fan above, space & provision for washing machine and fridge freezer, tiled splashback, inset stainless steel single drainer sink unit with mixer tap, various power points, recessed shelving, textured ceiling, PVCU double glazed window.

Modern Family Bathroom

2.18m x 1.75m (7'2 x 5'9)

Tiled floor with underfloor heating. Fully tiled walls, chrome ladder style heated towel rail, low flush WC, contemporary hand wash basin with mixer tap, P-shaped panel enclosed jacuzzi bath with power shower above, extractor fan, wall mounted vanity unit with mirrored front, downlighters, skimmed ceiling.

Externally

Private Storage Cupboard

Having hanging hooks & being a convenient storage space externally from the apartment.

Communal Gardens

Westlake Gardens has beautifully maintained communal grounds including a lake with bridge over, various lawn areas, flower and shrub borders.

Lease Information

Lease: 137 Years Approx

Maintenance: £1,500pa Approx (Ground Rent Inclusive)

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to



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