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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



Flat 7 Marine House
44 Wallace Avenue, Worthing, BN11 5QX
Guide price £210,000

Leasehold Council Tax Band B



James & James Estate Agents are delighted to bring to the market this beautifully presented and spacious penthouse apartment.

The apartment boasts some delightful views over Worthing to the South Downs, whilst being approximately 1/2 mile from Worthing seafront.

The accommodation in brief comprises passenger lift to second floor, spacious entrance hall with good size storage cupboards, sitting/dining room with two dormer windows, and opening onto modern fitted kitchen with fitted appliances, newly fitted work surface, gas hob and tiling, double bedroom with pleasant outlook, and modern fitted bathroom.

Other benefits include ample eaves storage accessed via the entrance hall and sitting room, double glazing, gas central heating, communal gardens and an allocated parking space.

Situated in Wallace Avenue, the property is ideally situated between the beach and the shops in Goring Road. The nearest mainline railway station is West Worthing giving access to London Victoria and Brighton. Bus route also serve the area providing access to Worthing town and the surrounding areas.

In our opinion internal viewing is considered essential to appreciate how beautiful this apartment is.

Lease years remaining - 106
Service charge - £1,060 approx per annum
Ground rent - £75 per annum

[Passenger lift to second floor](#)





Entrance hall with 3 storage cupboards
14'11 x 5'4 (4.55m x 1.63m)

Sitting/dining room with views to the South Downs
17'8 x 11'5 narrowing to 7'9 (5.38m x 3.48m narrowing to 2.36m)

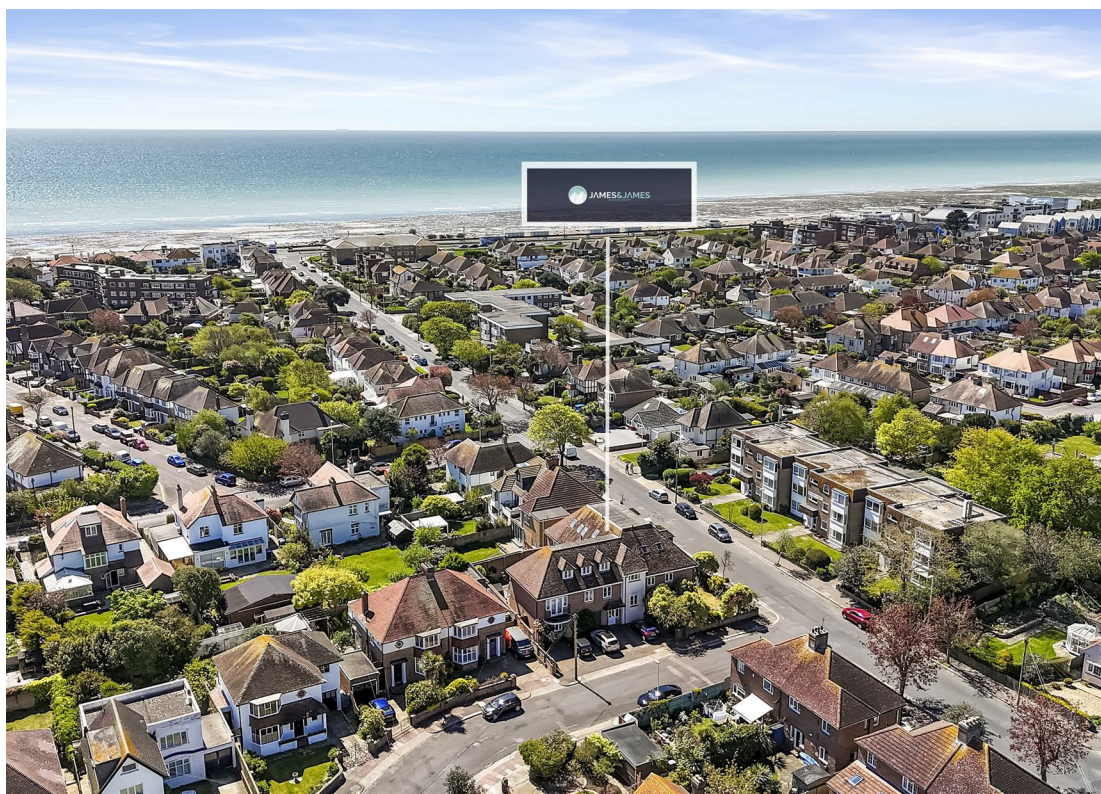
Modern fitted kitchen
7'7 x 7'8 (2.31m x 2.34m)

Double bedroom
10'4 x 12'3 narrowing to 9'4 (3.15m x 3.73m narrowing to 2.84m)

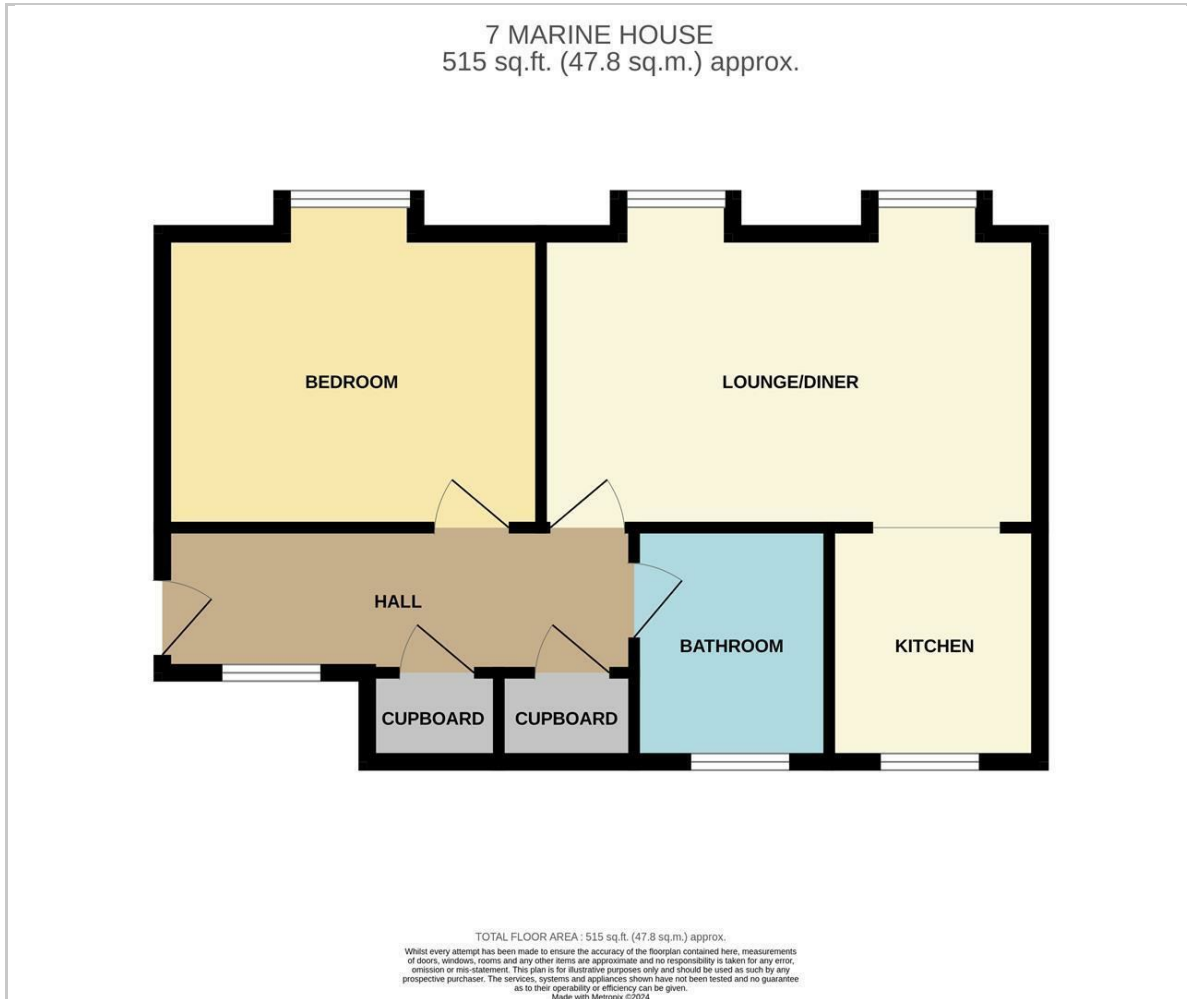
Modern bathroom
6'3 x 6'1 (1.91m x 1.85m)

Communal gardens

Allocated parking space



Floor Plan



Viewing

Please contact our Worthing Office on 01903 958770 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

