



**Windlesham Court, 48a, Grand Avenue, Worthing, BN11  
£275,000**



**Property Type:** Flat

**Bedrooms:** 2

**Bathrooms:** 2

**Receptions:** 1

**Tenure:** Leasehold

**Council Tax Band:** D

- Top Floor Purpose Built Flat
- Two Bedrooms
- Fitted Kitchen
- Lounge/ Dining Room
- En Suite & Bathroom
- West Facing Balcony
- Garage In Compound
- Bus Stops Nearby
- Seafront Close by
- Long Lease

We are delighted to present this spacious top floor, purpose built apartment. The property offers two double bedrooms, including a 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, towards Seafront while a garage located in the rear compound provides additional convenience. Ideally situated within easy reach of Worthing seafront and local bus stops.





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### **INTERNAL**

The communal entrance opens into a well-maintained shared hallway, with access to both a passenger lift and staircase leading to the top floor. A private front door welcomes you into a spacious entrance hall, featuring a useful storage cupboard and providing access to all principal rooms. Skylights flood the hallway with natural light, creating a bright and airy first impression. The impressive dual-aspect lounge/dining room enjoys a desirable west-facing aspect, offering a light-filled and generous living space with direct access to a private west-facing balcony, perfect for enjoying the afternoon and evening sun. The fitted kitchen is well-equipped with a range of wall and base units, a built-in double eye-level oven, gas hob, sink with drainer, and space for a washing machine and space for fridge/ freezer. The principal bedroom benefits from fitted wardrobes and a private en suite shower room, comprising a corner shower cubicle, wash hand basin, and WC. The second bedroom also features fitted wardrobes, providing ample storage. Completing the accommodation is a guest bathroom, fitted with a walk-in shower and glass screen, wash hand basin with vanity storage, 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: 136 years remaining





Approximate total area<sup>m</sup>  
 831 ft<sup>2</sup>  
 77.1 m<sup>2</sup>

Balconies and terraces  
 53 ft<sup>2</sup>  
 4.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Whilst we endeavour to make our property 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.