



**JAMES&JAMES**  
ESTATE AND LETTING AGENTS

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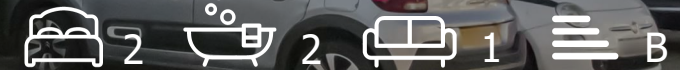
BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE

26 Overton Road

, Worthing, BN13 1FF

Offers in excess of £240,000

Leasehold Council Tax Band B



We are delighted to present for sale this beautifully maintained first floor apartment, ideally situated within the ever popular Cissbury Chase development.

The accommodation comprises entrance hall with a useful storage cupboard, leading into a spacious open plan lounge/kitchen/diner, fitted with a range of base and eye level units alongside integrated appliances. There are two generous double bedrooms, with the main bedroom benefiting from a contemporary fitted shower room, in addition to a separate family bathroom featuring a modern white suite.

Further benefits include gas fired central heating, double glazing throughout and two allocated parking spaces. There is also access to a secure bike cupboard, and the estate has a communal green/garden area with picnic tables.

Internal viewing is highly recommended to fully appreciate the generous proportions and excellent condition of this superb apartment.

Situated in Cissbury Chase, a small modern development located in the Goring-By-Sea area, conveniently placed less than a 1/4 of a mile from Durrington Mainline Train Station and local shops and cafes. Worthing town centre is a few miles away offering comprehensive high streets with shop, restaurants, cafes and bars and of course the lovely sea front.

Lease length remaining - 142 years  
Service Charge & Ground Rent - £1,475 Per annum

Entrance Hall

Storage Cupboard





Kitchen/Dining/Lounge  
15'8 x 15'4 (4.78m x 4.67m)

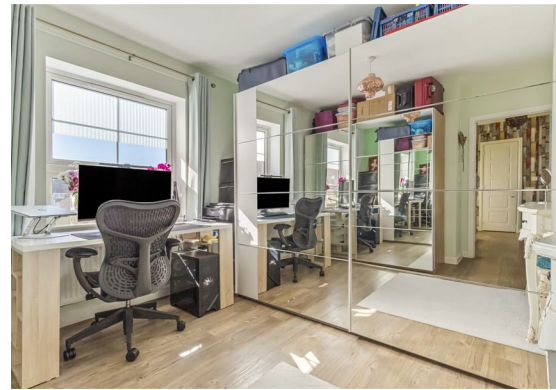
Bedroom One  
14'2 x 9'8 (4.32m x 2.95m)

En-Suite Shower Room

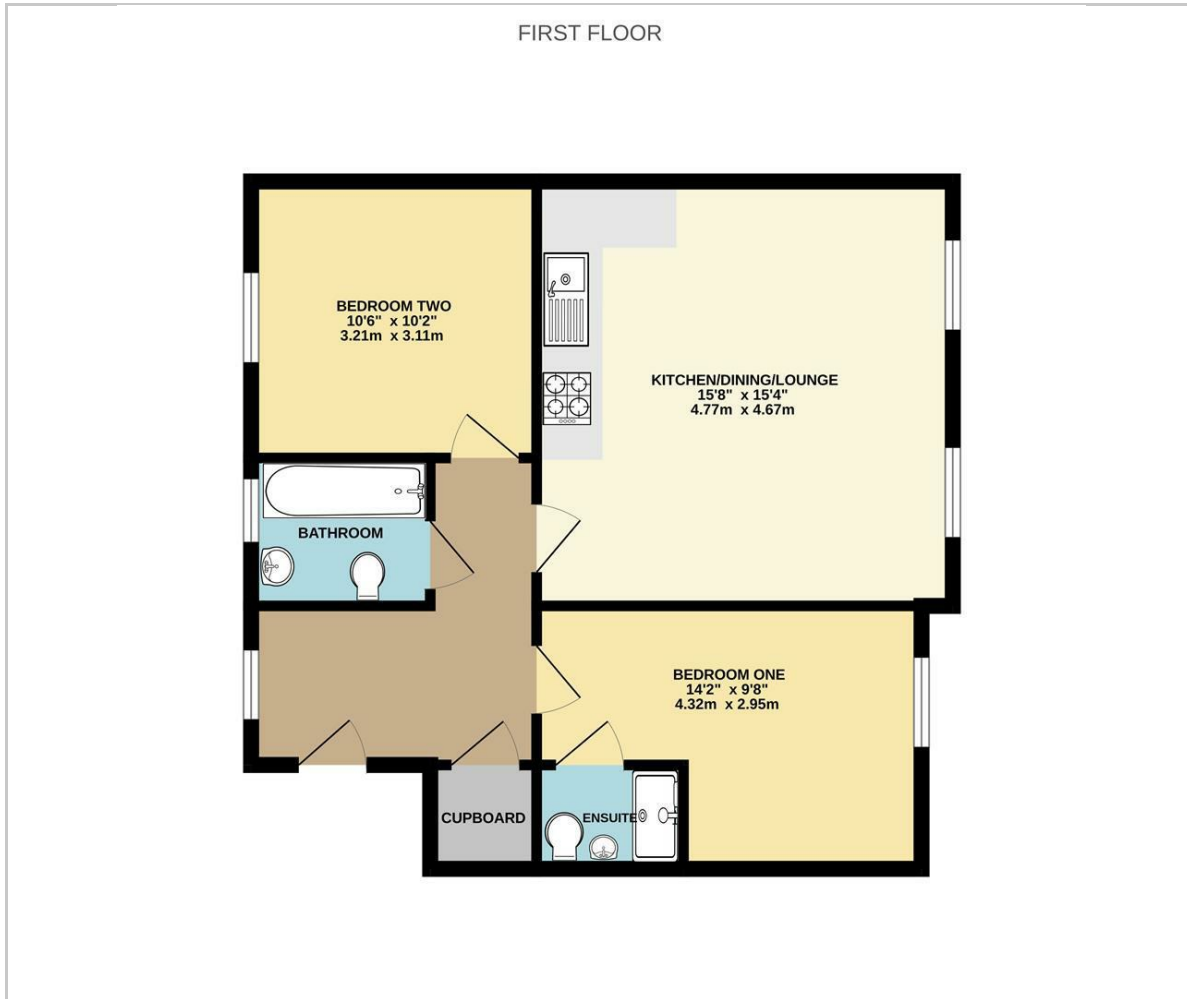
Bedroom Two  
10'6 x 10'2 (3.20m x 3.10m)

Family Bathroom

Two Allocated Parking Spaces



## 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.

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## Area Map



## Energy Efficiency Graph

