



JAMES&JAMES
ESTATE AND LETTING AGENTS

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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE

Flat 3 Gresley Court, 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)

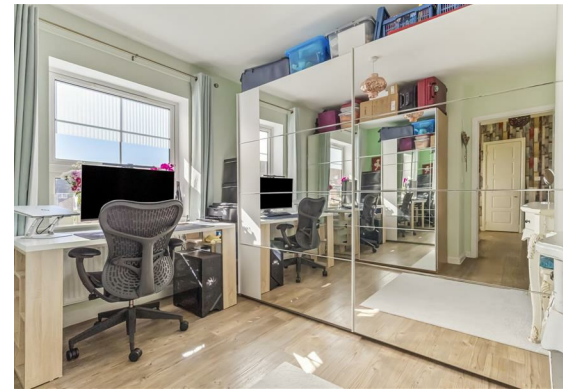
Bedroom One
14'2 x 9'8 (4.32m x 2.95m)

En-Suite Shower Room

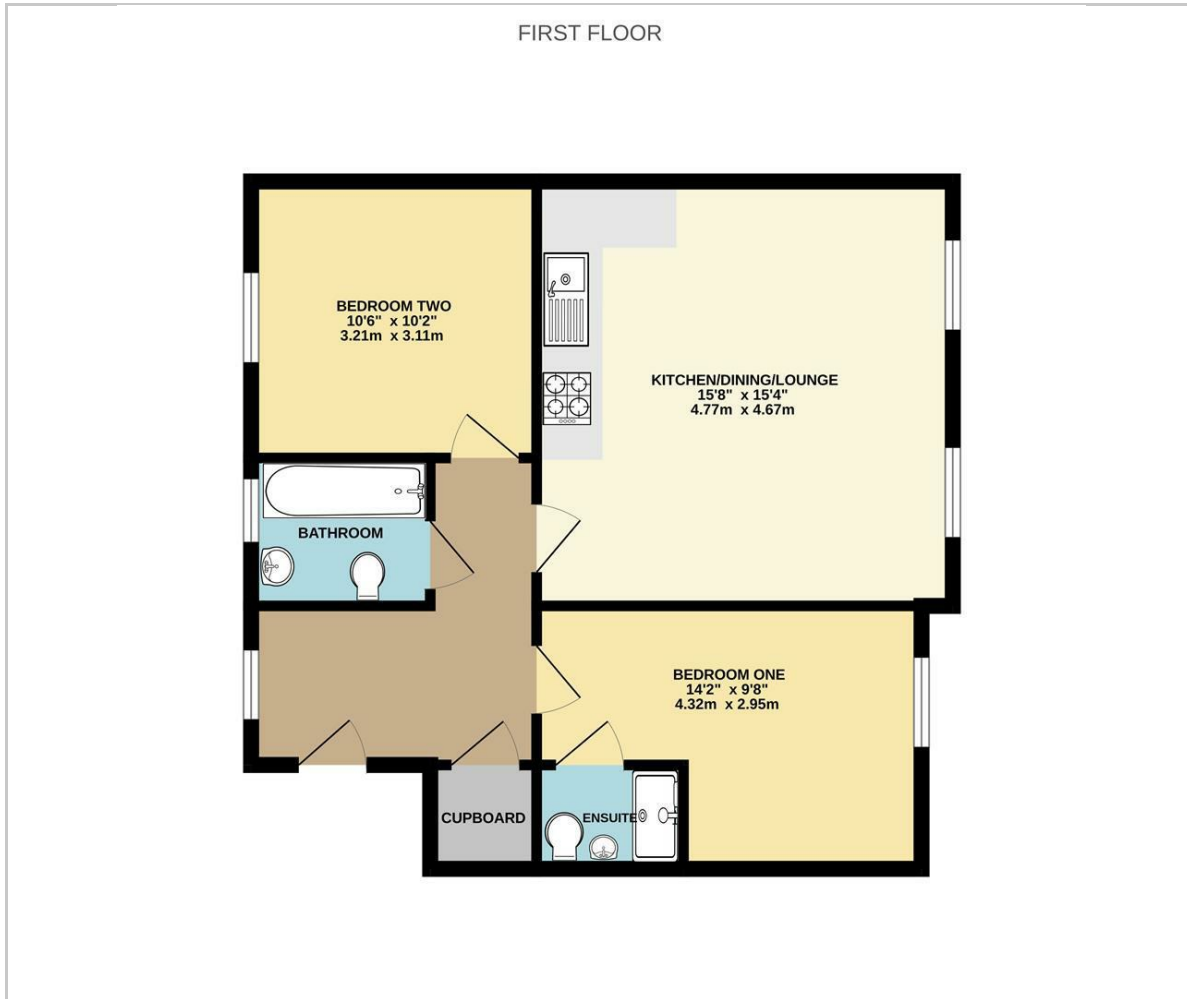
Bedroom Two
10'6 x 10'2 (3.20m x 3.10m)

Family Bathroom

Two Allocated Parking Spaces



Floor Plan



Viewing

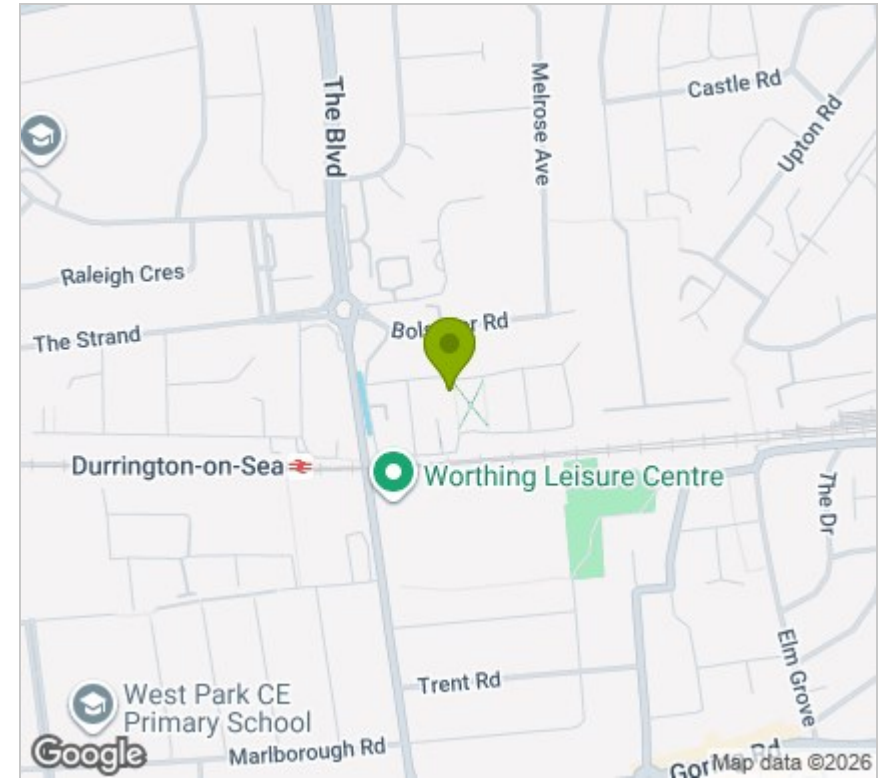
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

