Robert Luff & Co

Grand Avenue, Worthing

Leasehold - Asking Price £280,000

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We are delighted to offer this beautifully presented two-bedroom second-floor apartment, enviably positioned on the highly sought-after Grand Avenue, just a short distance from Worthing seafront. The property enjoys spacious accommodation, a fantastic west-facing balcony, recently refitted kitchen, bathroom and en-suite, together with a garage, long lease and attractive communal gardens.

Key Features

- Two-Bedroom Second-Floor Apartment
- Highly Sought-After Grand Avenue Location
- Fantastic West-Facing Balcony
- Recently Fitted Kitchen, Bathroom & En-Suite
- Spacious Living Accommodation
- Lift to All Floors
- Garage in Rear Compound
- Long Lease & Attractive Communal Gardens
- Close to Worthing Seafront & Local Amenities
- Council Tax Band D | EPC Rating C

Presented in excellent decorative order throughout, the accommodation offers a stylish and comfortable home in one of West Worthing's most desirable locations.

The generous living space is complemented by a fantastic west-facing balcony, creating an attractive private outdoor area that benefits from afternoon and evening sunshine. Stylish plantation-style blinds add a contemporary finish, while the recently fitted kitchen provides a modern and practical space.

There are two well-proportioned bedrooms, with the principal bedroom benefiting from its own recently refitted en-suite. A separate modern bathroom has also been recently updated, completing the internal accommodation.

The building itself features a well-maintained communal entrance and communal areas, with residents also enjoying attractive, established gardens. A particular benefit is the garage, situated to the rear of the development.

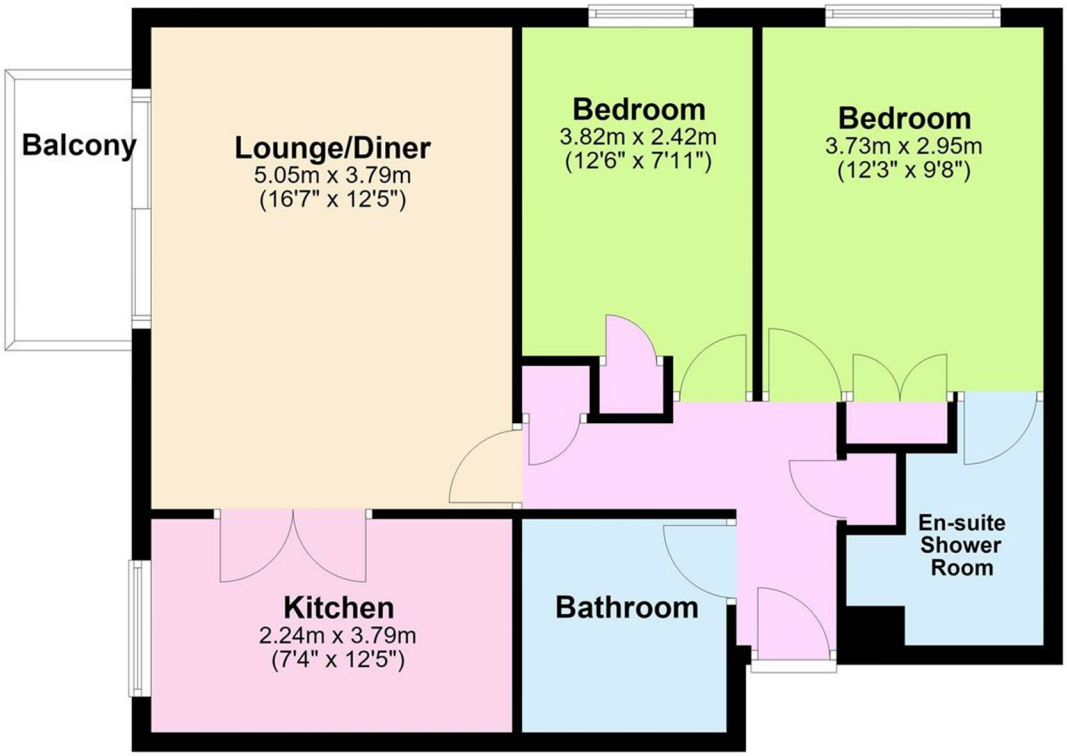
With a long lease and an excellent position on Grand Avenue, close to the seafront, local amenities and transport links, this impressive apartment would make an ideal permanent home, seaside retreat or investment.

Tenure
Leasehold with 980 years remaining.
Maintenance Charge: £3708 per annum.
No Ground Rent.

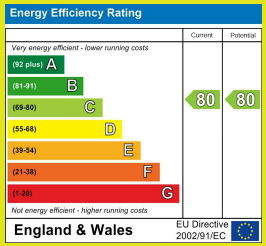
Floor Plan Grand Avenue

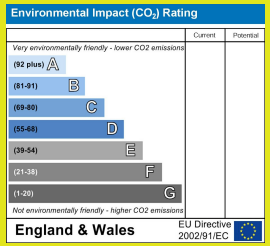
Floor Plan

Approx. 65.9 sq. metres (709.1 sq. feet)
(excluding Balcony)



Total area: approx. 65.9 sq. metres (709.1 sq. feet)





The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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