

Westmead Gardens, West Avenue, Worthing, BN11

£325,000

Jacobs | Steel









Property Type: Flat

Bedrooms: 3

Bathrooms: 2

Receptions: 1

Tenure: Leasehold

Council Tax Band: E

- First Floor Apartment
- Three Bedrooms
- Dual Aspect Lounge With Bay
- South Facing Balcony
- Two Shower Rooms
- New Lease on Completion
- Garage
- Bus Routes Nearby
- Local Shopping Facilities Closeby
- Passenger Lift

We are delighted to bring to the market this spacious first-floor apartment, offering well-presented accommodation throughout. The property comprises three bedrooms, a fitted kitchen, a bright and airy lounge featuring a bay window, a south-facing balcony, and two shower rooms. Additional benefits include a garage, a new lease upon completion, and the advantage of being sold with no onward chain. Ideally situated in a popular location, the property is conveniently close to local shops, amenities, and regular bus routes, making it an excellent choice for a range of buyers.





INTERNAL

A communal entrance with a security entry phone system provides access to the well-maintained communal hallway, with both stairs and a passenger lift serving the first floor. Upon entering the apartment, the welcoming entrance hall offers access to several storage cupboards, including an airing cupboard. The bright and spacious lounge enjoys a dual aspect, featuring a bay window with pleasant views over the communal gardens. The fitted kitchen is equipped with a range of wall and base units, a gas hob, built-in eye-level oven, sink with drainer, space and plumbing for a washing machine, and space for a fridge/freezer. The apartment boasts a generously sized principal bedroom with built-in wardrobes. There are two further bedrooms, with the second bedroom currently arranged as a dining room and benefiting from sliding doors leading onto the south-facing balcony. The main shower room comprises a walk-in shower with glass screen, wash hand basin, WC, and bidet. An additional shower room is fitted with a shower cubicle, wash hand basin, and WC, providing added convenience for residents and guests alike.

EXTERNAL

The communal gardens offer a variety of seating areas, with one offering a water feature with benches. The property benefits from a garage located in the garage compound.

SITUATED

The property is conveniently situated approximately 180 yards from Goring Road's excellent range of shopping facilities, including coffee shops, banks, a pharmacy, and convenience stores. The Coastliner 700 bus service runs along nearby Mill Road, providing easy access to the surrounding areas, while West Worthing railway station is located approximately 0.4 miles away. Worthing town centre, with its extensive selection of shops, restaurants, cafés, and theatres, is approximately 1.3 miles from the property.

TENURE

Leasehold
Lease: New Lease on Completion.
Service Charge: £2800 per annum
Ground Rent: Peppercorn



Approximate total area(1)

1040 ft²
96.5 m²

Balconies and terraces

115 ft²
10.7 m²

(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







Whilst we endeavour to make out properties particulars accurate and reliable, we have not carried out a detailed survey. if there is any point which is of particular importance to your, please contact the office and we will be please to check the informaiton for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purpose 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.

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