



Flat 7 Marine House

44 Wallace Avenue, Worthing, BN11 5QX

Guide price £210,000

Leasehold Council Tax Band B

James & James Estate Agents are delighted to bring to the market this beautifully presented and spacious penthouse apartment.

The apartment boasts some delightful views over Worthing to the South Downs, whilst being approximately 1/2 mile from Worthing seafront.

The accommodation in brief comprises passenger lift to second floor, spacious entrance hall with good size storage cupboards, sitting/dining room with two dormer windows, and opening onto modern fitted kitchen with fitted appliances, newly fitted work surface, gas hob and tiling, double bedroom with pleasant outlook, and modern fitted bathroom.

Other benefits include ample eaves storage accessed via the entrance hall and sitting room, double glazing, gas central heating, communal gardens and an allocated parking space.

Situated in Wallace Avenue, the property is ideally situated between the beach and the shops in Goring Road. The nearest mainline railway station is West Worthing giving access to London Victoria and Brighton. Bus route also serve the area providing access to Worthing town and the surrounding areas.

In our opinion internal viewing is considered essential to appreciate how beautiful this apartment is.

Lease years remaining - 106
Service charge - £1,060 approx per annum
Ground rent - £75 per annum

[Passenger lift to second floor](#)





Entrance hall with 3 storage cupboards
14'11 x 5'4 (4.55m x 1.63m)

Sitting/dining room with views to the South Downs
17'8 x 11'5 narrowing to 7'9 (5.38m x 3.48m narrowing to 2.36m)

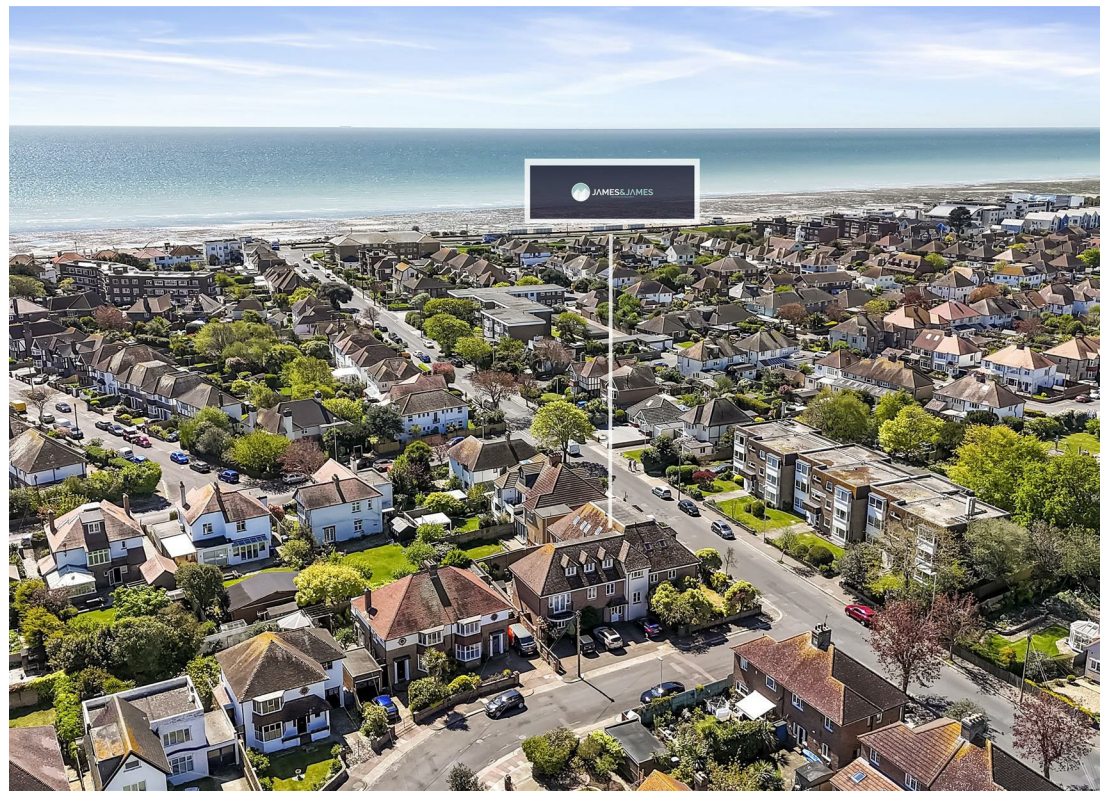
Modern fitted kitchen
7'7 x 7'8 (2.31m x 2.34m)

Double bedroom
10'4 x 12'3 narrowing to 9'4 (3.15m x 3.73m narrowing to 2.84m)

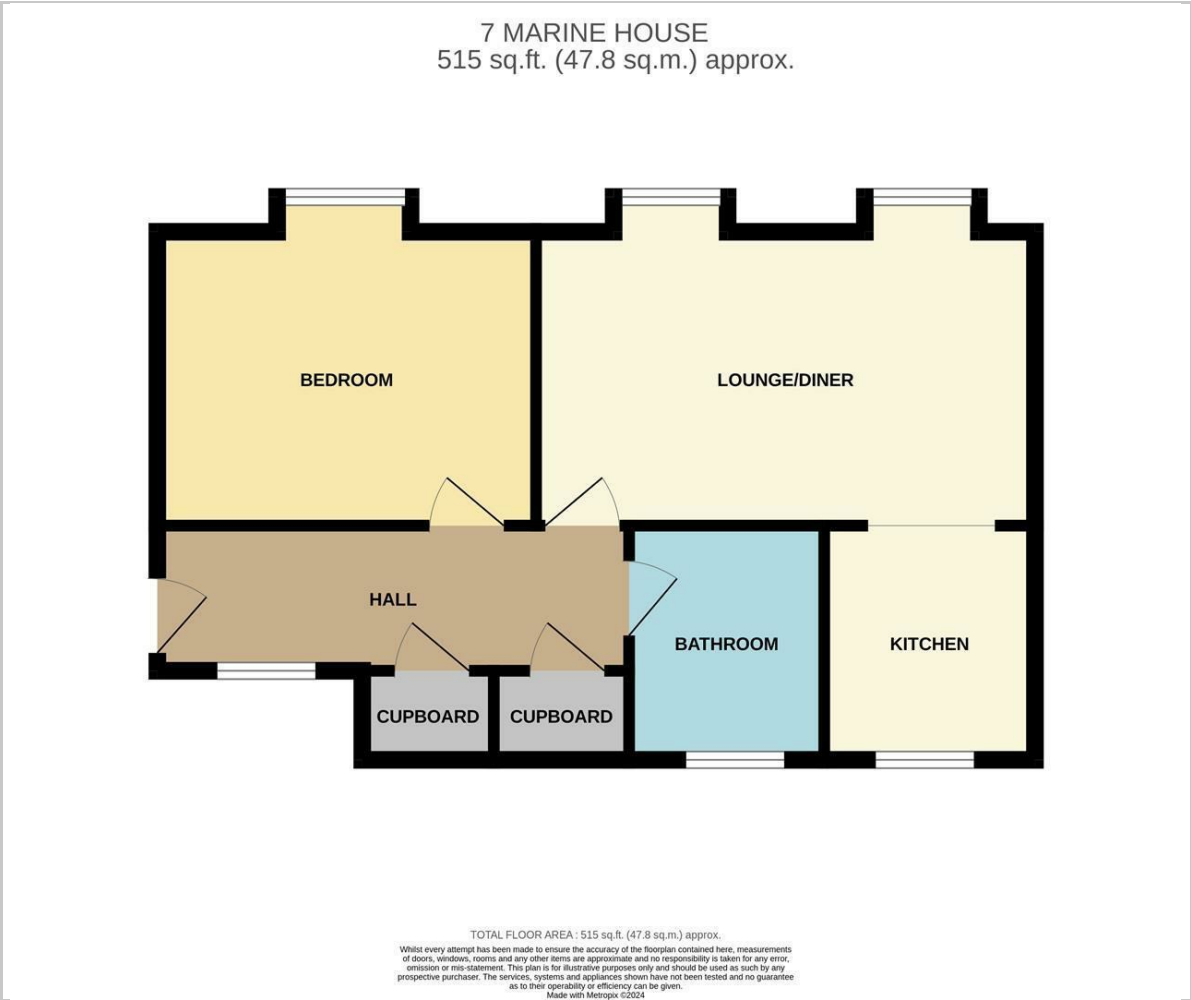
Modern bathroom
6'3 x 6'1 (1.91m x 1.85m)

Communal gardens

Allocated parking space



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

