



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

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3 St. Lawrence Court St. Lawrence Avenue

Gaisford, Worthing, BN14 7JJ

Guide price £240,000

Leasehold - Share of Freehold Council Tax Band B



A beautifully presented ground floor two bedroom apartment in this popular residential location boasting the remainder of a 999 year lease with low outgoings and a garage.

In brief, the accommodation comprises double glazed front door into entrance hall with two storage cupboards, bay fronted lounge/diner, two double bedrooms, bathroom with white suite, modern fitted kitchen with integrated oven & hob with extractor fan, space and plumbing for washing machine, and breakfast bar with pleasing outlook over the communal rear gardens. There is also a garage located to the rear of the development.

Situated in St. Lawrence Avenue, local shops can be found nearby in Taring village. The property is ideally located betwixt West Worthing and Worthing mainline railway station, giving great links to most major towns and cities. Other benefits include UPVC double glazing, energy efficient electric heating, and in our opinion internal viewing is considered essential to appreciate the overall size and condition of this lovely apartment.

Lease years remaining - 986  
Service charge £600 pa  
Ground rent £70 pa

Private entrance to entrance hall  
16'5 x 3'3 (5.00m x 0.99m)

Bay fronted lounge/diner  
16'1 x 10'9 (4.90m x 3.28m)





Bedroom one  
10'7 x 9'9 (3.23m x 2.97m)

Bedroom two  
8'1 x 9'9 (2.46m x 2.97m)

Modern fitted kitchen/breakfast  
room  
9'1 x 9'1 (2.77m x 2.77m)

Modern fitted bathroom

Garage located at rear

Communal gardens



## Floor Plan



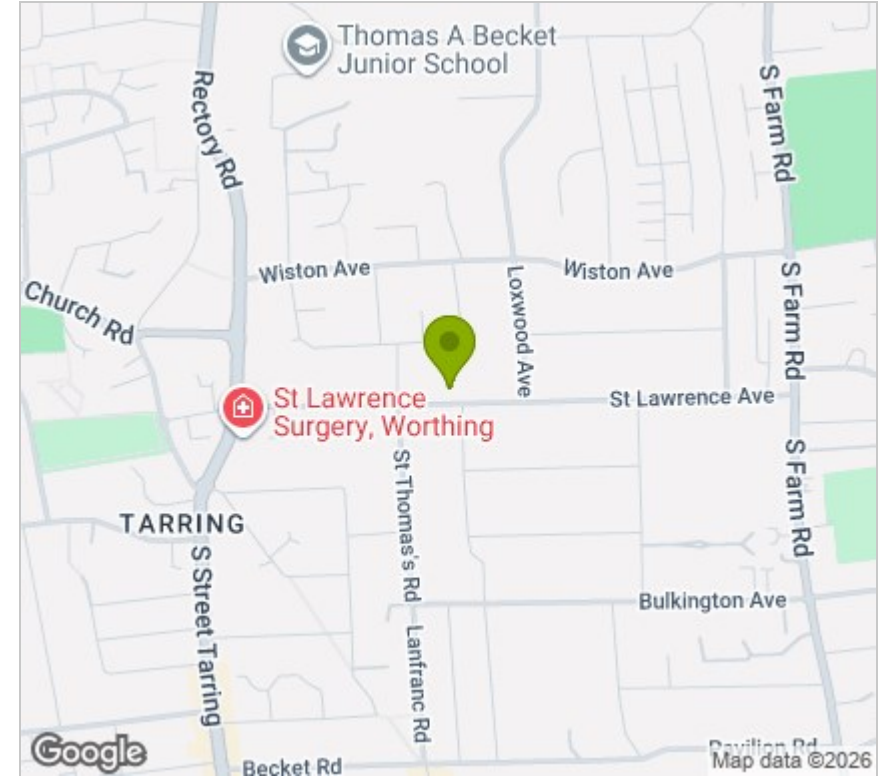
## Viewing

Please contact our Broadwater Office on 01903 958282 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

