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## Description

We are delighted to offer this well-presented two-bedroom ground floor flat in the popular West Worthing/Elm Grove area. Conveniently located close to local shops, parks, bus routes, the mainline station, West Worthing shops, and Worthing seafront, this property offers a spacious and practical layout, ideal for first-time buyers, couples, or investors.

## Key Features

- Well-presented two-bedroom ground floor flat
- Open-plan kitchen, lounge, and dining area
- West-facing bay window in main bedroom and lounge
- Modern kitchen with integrated appliances
- Family bathroom with separate bath and rainfall shower
- Large storage cupboard
- Well-maintained communal gardens
- Allocated parking space
- Close to shops, seafront, parks, bus routes, and mainline station
- EPC Rating C | Council Tax Band C





### Property Description

The property features a spacious open-plan kitchen, lounge, and dining area, perfect for modern living. The wood-effect kitchen is fitted with a four-ring gas hob, electric oven, stainless steel extractor, half-size dishwasher, washing machine, and bucket sink, with plenty of space for a sofa, dining table, and additional furniture. The lounge benefits from a west-facing bay window.

There are two double bedrooms. The main bedroom has space for a bed and storage and features a west-facing bay window, while the second bedroom accommodates a bed, wardrobe, and desk, with a double-glazed window at the end of the hallway.

The family bathroom includes a tiled bath, separate rainfall shower, heated towel rail, WC, basin, and a large storage cupboard.

Externally, the property enjoys well-maintained communal gardens, an allocated parking space, and a secure key-coded shed to the rear, available for the use of the buyer. The current owner has invested approximately £11,000 on external improvements, enhancing the building's appearance and upkeep.

This is a leasehold property with 100 years remaining, with a service charge of £1,700 per annum, providing security and clarity for potential buyers.



## Floor Plan West Avenue

### Floor Plan

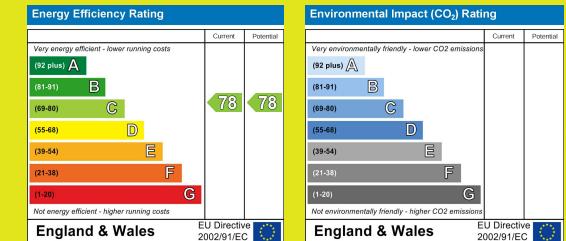
Approx. 53.3 sq. metres (573.5 sq. feet)



Total area: approx. 53.3 sq. metres (573.5 sq. feet)

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Robert  
Luff & Co