JAMES&JAMES
ESTATE AND LETTING AGENTS

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Flat 2, 6 Madeira Avenue

Worthing, BN11 2AU

Guide price £250,000

Share of Freehold - Council Tax Band B

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We are delighted to offer for sale this beautifully presented ground floor apartment, enviably positioned in a sought after coastal location just moments from the seafront. Situated within easy reach of Warwick Street and a range of local amenities, the property benefits from private gardens, off road parking and a share of the freehold.

The accommodation comprises hallway, spacious bay fronted living room, double bedroom and a stunning refitted bathroom with both bath and shower facilities. The property is tastefully decorated throughout and finished to a high standard.

The stylish kitchen is fitted with a range of base and eye level units, granite worktops and quality integrated appliances, creating an attractive and practical space.

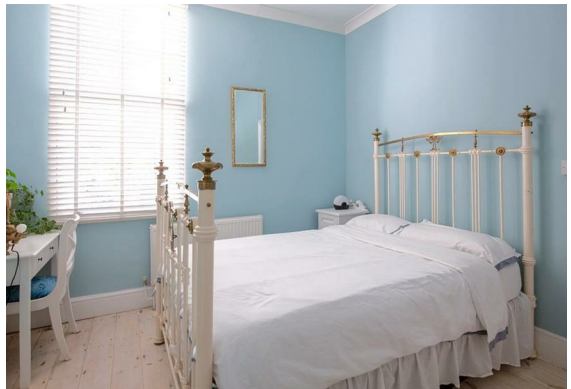
The property has been significantly improved in recent years, with recent works including a new bathroom, external redecoration and the installation of fast fibre broadband.

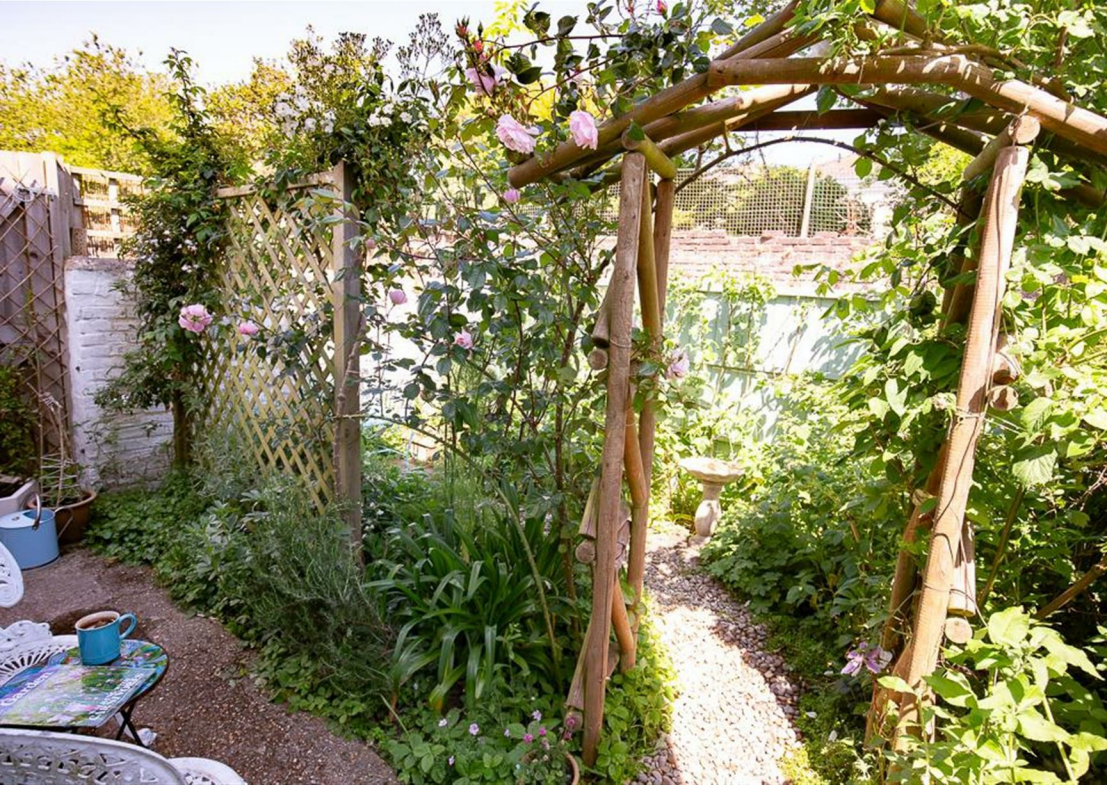
Externally, the front of the property provides a private driveway and garden area, offering valuable off road parking and an attractive approach.

To the rear, the private garden has been thoughtfully landscaped with a variety of established planting, fruit trees and seating areas, creating a wonderful space to enjoy throughout the year.

The location is a particular feature, with the beach just a short stroll away, alongside parks, cafés, restaurants and excellent transport links, making this an ideal home for those seeking a convenient coastal lifestyle.

Tenure: Share Of Freehold - 144 years (approx.) remaining
Service Charge: On an 'as and when' basis split between two flats
Ground Rent: Peppercorn





Entrance Hall

Bay Fronted Living Room
15'2 x 11'10 (4.62m x 3.61m)

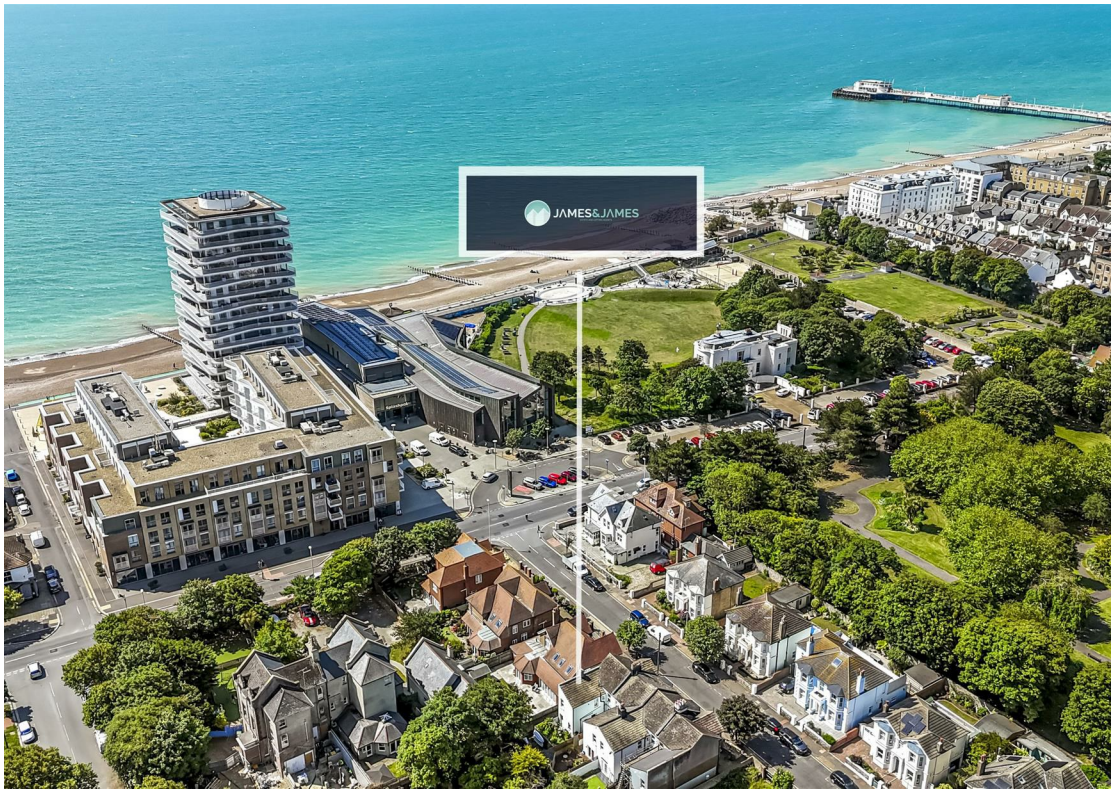
Double Bedroom With Fitted Wardrobe
11" x 10'4 (3.35m x 3.15m)

Beautifully Fitted Kitchen/Breakfast Room
18'4 x 10'2 (5.59m x 3.10m)

Modern Fitted Bathroom

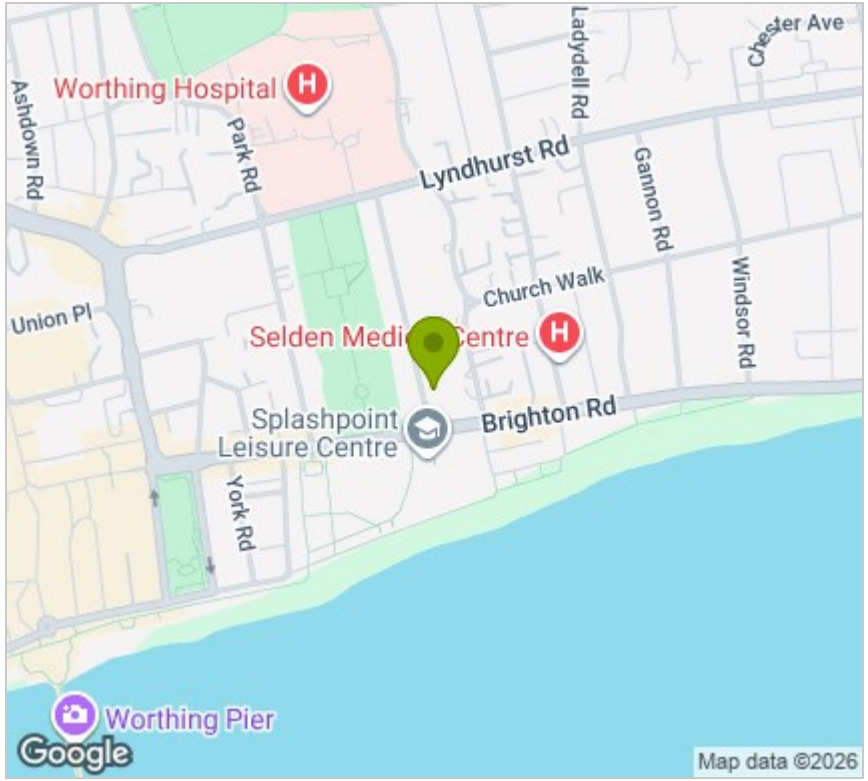
Private Rear Garden

Driveway

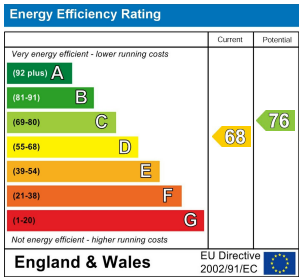


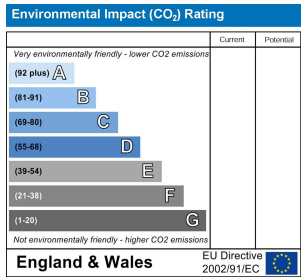
Floor Plan

Area Map



Energy Efficiency Graph





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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All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.