



Willow Court, Grand Avenue, Worthing, BN11

Guide Price **£260,000**



Property Type: Flat

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Tenure: Freehold

Council Tax Band: B

- First Floor FLat
- Two Bedrooms
- Private Entrance
- South Facing Balcony
- South Facing Lounge/ Dining Room
- Separate Kitchen
- Garage in Compound
- Close To Local West Worthing Railway Station
- Freehold
- CHAIN FREE

We are delighted to present this spacious first-floor apartment, ideally positioned within a sought-after residential cul-de-sac on the ever-popular Grand Avenue. The property offers well-proportioned accommodation throughout, featuring two generous double bedrooms, a bright south-facing lounge/diner, a fitted kitchen, and a family bathroom. Further benefits include a private south-facing balcony and a garage, making this an excellent opportunity for both homeowners and investors alike.





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INTERNAL

A private front door opens into the entrance lobby, which features a large storage cupboard and stairs rising to the first-floor landing. The spacious landing provides access to all rooms and benefits from an additional generous storage cupboard. The south-facing lounge/dining room is well-proportioned and enjoys plenty of natural light, with a door leading out onto the south-facing balcony. The kitchen is fitted with a range of wall and base units, offering space for an oven and additional appliances, along with a sink and drainer. Bedroom one is a comfortable double room with fitted wardrobes, while bedroom two is also a good-sized double. The bathroom is fitted with a bath and shower attachment, wash hand basin, and WC.

EXTERNAL

The apartment further benefits from a private south-facing balcony, offering ample space for a small table and chairs — ideal for outdoor dining or relaxing in the sun. Just a few metres from the property, within a secure compound, is a brick-built garage with an up-and-over door.

SITUATED

Tucked away in a quiet cul-de-sac just off the highly desirable Grand Avenue, Willow Court is ideally situated for convenience and connectivity. West Worthing train station is approximately 350 yards away, while regular bus services run along the nearby main road. West Worthing High Street, located just 0.5 miles from the property, offers a range of local amenities including a pharmacy, convenience stores, coffee shops, and eateries. Worthing town centre lies approximately 1.3 miles away, providing a comprehensive selection of shops, restaurants, and theatres.

TENURE

FREEHOLD





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