JAMES&JAMES
ESTATE AND LETTING AGENTS

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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



11 Wallace Court Wallace Avenue

, Worthing, BN11 5QB

£1,350 Per month

Council Tax Band B

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OPEN HOUSE MONDAY 9TH NOVEMBER - By Appointment Only. A REFURBISHED SECOND FLOOR TWO BEDROOM APARTMENT situated in one of West Worthing's most sought-after locations. Complete with a balcony, the property combines contemporary living with a superb coastal setting.

The accommodation comprises; communal entrance, entrance hall, lounge, balcony, new kitchen and bathroom and two bedrooms.

Wallace Court occupies an enviable position on Wallace Avenue, just moments from the popular Goring Road shopping parade, where a wide range of independent shops, cafés, supermarkets and everyday amenities can be found. The seafront and promenade are also just a short stroll away, offering the perfect setting for coastal walks and outdoor leisure pursuits. Excellent transport links are nearby, including local bus routes and Goring-by-Sea railway station, providing convenient connections to Brighton, Chichester and London.

Offered UNFURNISHED and availbale mid November 2026.

ENTRANCE

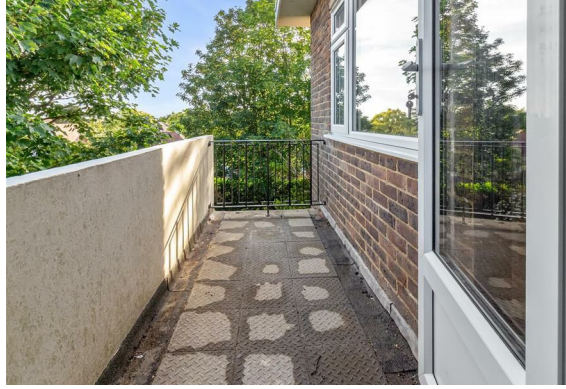
Communal Entrance Hall

Entrance Hall

Lounge Diner
16'11 x 12'2 (5.16m x 3.71m)

Balcony

























Kitchen
8'11 x 10'1 (2.72m x 3.07m)

Bedroom One
11'7 x 12 (3.53m x 3.66m)

Bedroom Two
12'8 x 11'5 (3.86m x 3.48m)

Bathroom

Separate WC

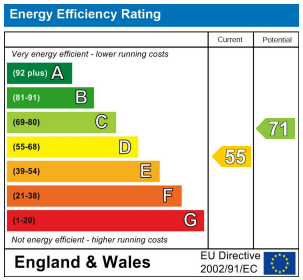
Floor Plan

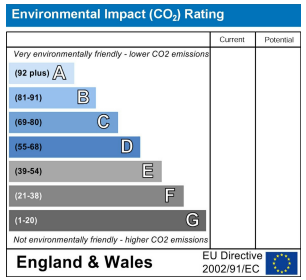


Area Map



Energy Efficiency Graph





Viewing

Please contact our Ferring Lettings Office on 01903 958770
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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.

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