



Grand Avenue, Worthing, BN11 5BP

£325,000



Property Type: Flat

Bedrooms: 2

Bathrooms: 2

Receptions: 1

Tenure: Share of Freehold

Council Tax Band: E

- Spacious Ground Floor Apartment
- Two Double Bedrooms With Fitted Wardrobes
- Family Bathroom And En-Suite Shower Room
- Bay Fronted Living Room
- Private West Facing Balcony
- Garage With Electric Door And Pitched Roof
- Remainder of 999 year Lease
- Popular West Worthing Location
- No Onward Chain
- Close To Shops, Train Station And Bus Routes

We are pleased to offer for sale with no onward chain this exceptional ground floor apartment ideally situated in one of the most prestigious roads in West Worthing. This impeccably presented property benefits from two double bedrooms, a family bathroom and en-suite shower room, a large bay fronted living room and fitted kitchen. Additionally, the property boasts a private west facing terrace, a garage and the remainder of a 999 year lease.





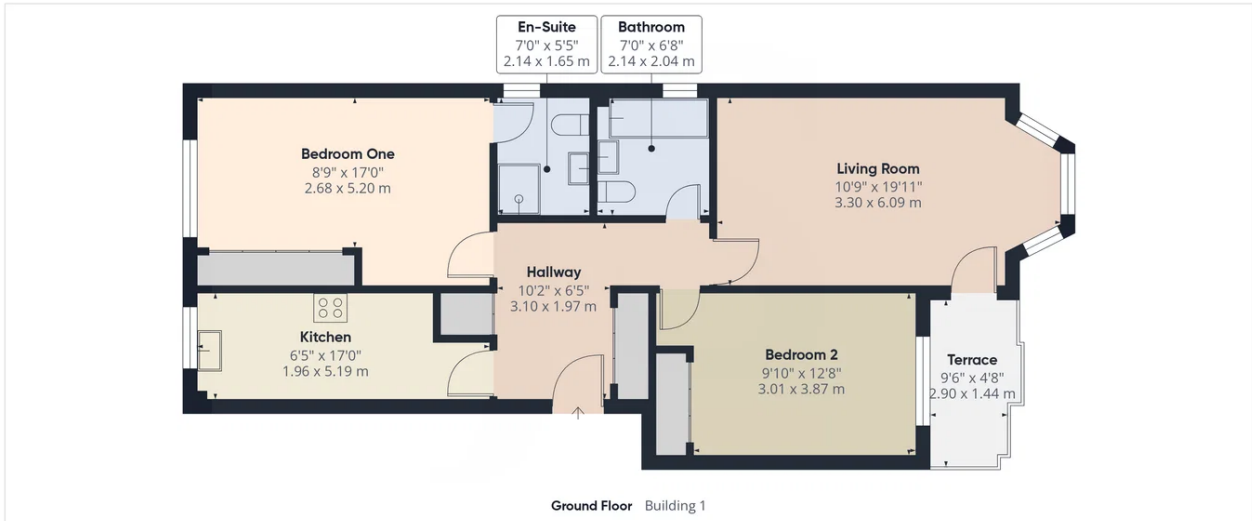
Internal: A spacious and welcoming reception hallway sets the tone for the apartment, offering access to all rooms and featuring two useful storage cupboards—ideal for keeping everyday items neatly tucked away. This practical yet inviting entrance creates a pleasant first impression, with a natural flow that continues throughout the home. The heart of the property is the impressive bay-fronted living room, a bright and airy space filled with natural light. Generously proportioned, it provides ample room for both comfortable seating and a dining area if desired, making it perfectly suited to relaxing evenings or entertaining guests. The bay window adds character while enhancing the sense of space. The apartment comprises two well-sized double bedrooms, both thoughtfully arranged and complete with fitted wardrobes, offering excellent storage without compromising on floor space. These rooms provide a calm and comfortable setting, suitable for a range of lifestyle needs. Completing the accommodation is a well-appointed family bathroom, finished in a neutral style, along with a private en-suite shower room to the principal bedroom. Together, these facilities provide both convenience and a degree of privacy, making the apartment well-suited to modern living.

External: One of the property's standout features is the private west-facing balcony, offering a tranquil outdoor retreat. This delightful space is perfect for enjoying an afternoon coffee, reading a book, or simply soaking up the sunshine. The development is surrounded by well manicured communal gardens consisting of lawns, trees, flowers and shrubs. Additionally there is a bricked driveway which leads to the garages at the rear. The apartment benefits from a private garage with an electrically operated up and over door and pitched room for added storage.

Situated: Located in a popular area of West Worthing, this apartment boasts excellent connectivity. It is enviably close to a variety of shops, convenient bus routes, and Worthing train station, ensuring effortless travel and access to everything the vibrant local area has to offer.

Tenure: Leasehold
Remainder of 999 year lease (expires 24/06/2992)
Service Charge: £160 per month





Approximate total area^m
957 ft²
88.8 m²

Balconies and terraces
47 ft²
4.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.