



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

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1 Cedar Avenue

, Worthing, BN13 2HT

Guide price £230,000

Leasehold Council Tax Band B



A spacious ground-floor apartment with two double bedrooms, ideally located in the sought-after Salvington area of Worthing, within easy reach of local shops, schools and regular bus routes.

The well-presented accommodation is accessed via a private entrance and comprises an entrance hall, a bright and spacious living room, a kitchen/breakfast room, two generous double bedrooms, a bathroom and a separate WC. The layout offers excellent space and practicality, making it suitable for a range of buyers.

Externally, the property enjoys private lawned gardens to both the front and side, providing attractive outdoor space, whilst a communal rear courtyard is shared with neighbouring residents. Additional benefits include gas-fired central heating, double glazing throughout, a long lease with approximately 134 years remaining and low ongoing maintenance costs.

The service charge arrangement is particularly favourable, with building costs shared on a 50/50 basis with the first-floor apartment only, whilst maintenance of the rear courtyard is divided equally between four apartments.

Offering generous accommodation, private outside space and an excellent location, this apartment would make an ideal first-time purchase, buy-to-let investment or downsizing opportunity.

#### Lease Information

Lease remaining: Approximately 134 years

#### Service Charge

Building costs shared 50/50 with the first-floor apartment. Rear courtyard maintenance costs shared equally between four apartments.

#### Private entrance





Entrance hall

Living room  
17'3 x 12'5 (5.26m x 3.78m)

Kitchen/breakfast room  
12'7 x 9'3 (3.84m x 2.82m)

Bedroom one  
12'5 x 10'5 (3.78m x 3.18m)

Bedroom two  
12'5 x 11'6 (3.78m x 3.51m)

Bathroom

Separate w/c

Front & side garden

Communal rear garden



## Floor Plan



## Viewing

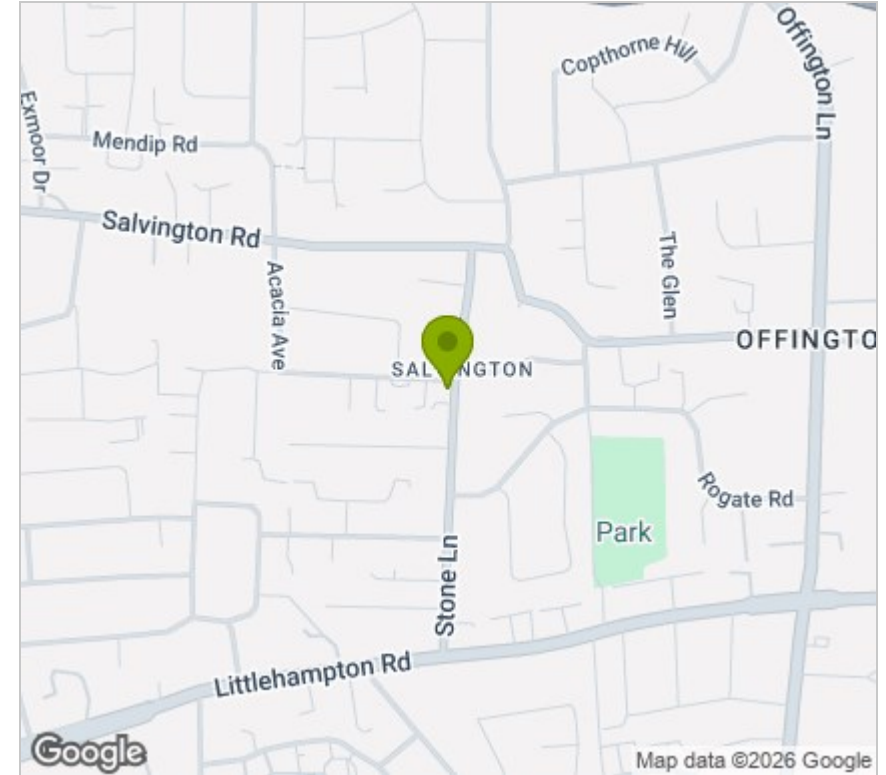
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph



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