



16 Eaton Court,

Gorse Avenue, Worthing, BN14 9PQ

Guide price £180,000

Leasehold Council Tax Band B



We are delighted to present this excellent purpose built apartment, ideally located in the highly desirable Offington area. Immaculately maintained and beautifully presented throughout, the property offers spacious and well proportioned accommodation, making it an ideal first time purchase or investment opportunity.

The accommodation comprises a communal entrance with stairs rising to the first floor. Inside, the entrance hall leads to a bright and generously sized lounge/dining room overlooking the communal gardens, alongside a stylish kitchen fitted with a range of wall and base units and integrated appliances. The double bedroom benefits from fitted wardrobes, while the contemporary refitted bathroom features a modern white suite with quality fixtures and finishes.

Additional benefits include gas central heating, double glazing throughout, and tasteful décor, with the property offered in excellent decorative order.

Externally, residents benefit from unallocated parking within the development, as well as the added advantage of a private garage, ideal for additional parking or storage.

Situated on Gorse Avenue, the apartment enjoys a convenient position on a regular bus route, providing easy access to the town centre and surrounding areas. A variety of local shops and amenities are close by at Selden Parade, Lyons Farm Retail Park, and Broadwater, while the nearby A27 offers excellent transport links for commuters.

Leasehold – approximately 163 years remaining
Service Charge – approximately £365 Per quarter





Communal Entrance

Stairs To First Floor

Entrance Hall

Spacious Lounge/Diner
18'3 x 11'4 (5.56m x 3.45m)

Double Bedroom With Fitted
Wardrobe
14'9 x 8'3 (4.50m x 2.51m)

Fitted Kitchen
8'8 x 6'1 (2.64m x 1.85m)

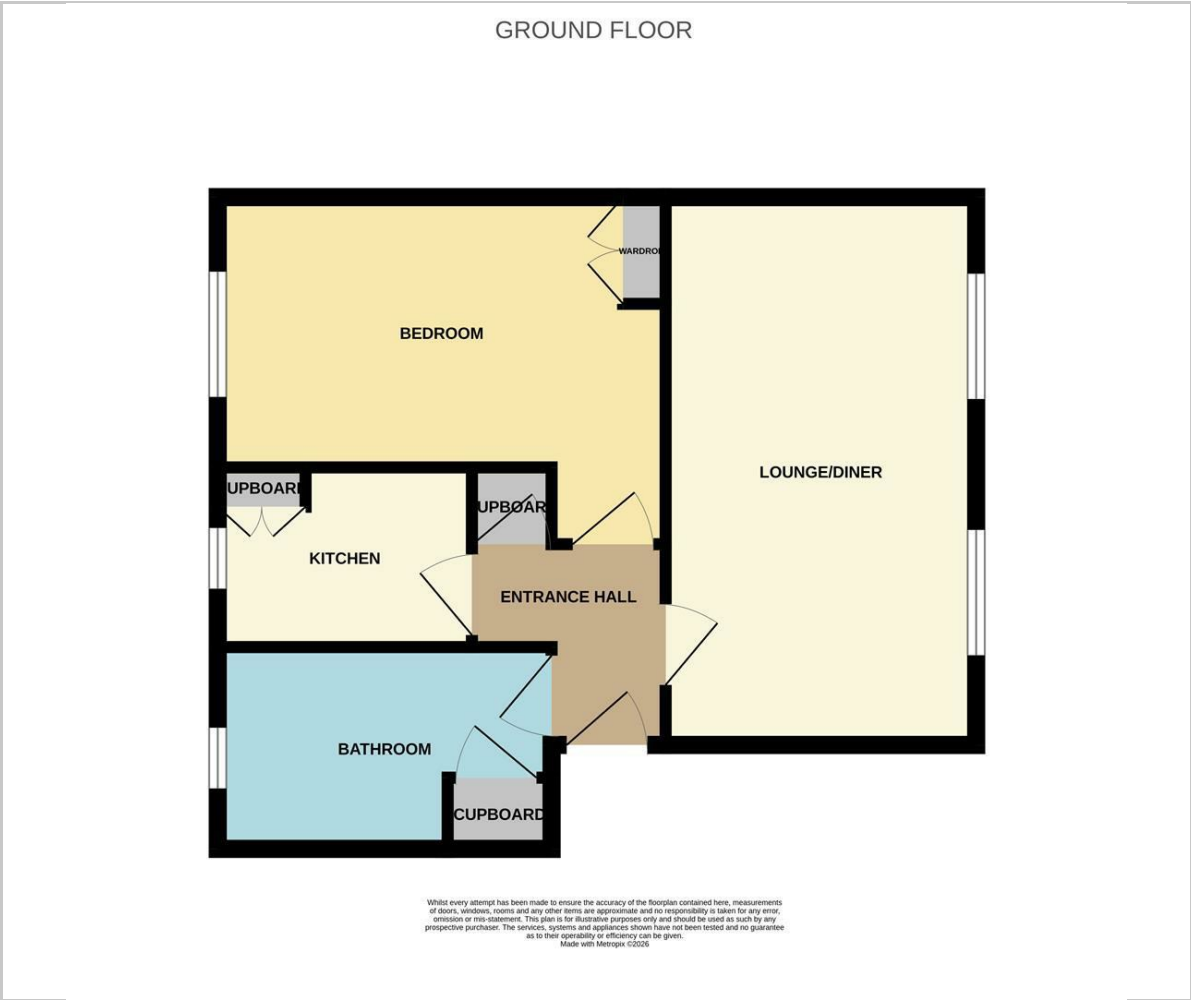
Modern Fitted Bathroom
8'7 x 6'5 (2.62m x 1.96m)

Residents Parking

Garage 16



Floor Plan



Viewing

Please contact our Broadwater Office on 01903 958282 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.

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Area Map



Energy Efficiency Graph

