



## Grand Avenue, Worthing

Asking Price £390,000

Nestled in the charming coastal town of Worthing, this delightful flat on Grand Avenue offers a perfect blend of comfort and convenience. The property is ideally situated, just a stone's throw away from the picturesque seafront, allowing residents to enjoy the refreshing sea breeze and stunning views of the English Channel.

Upon entering the flat, one is greeted by a warm and inviting atmosphere, enhanced by natural light that floods through the windows. The layout is thoughtfully designed, providing a spacious living area that is perfect for relaxation or entertaining guests. The kitchen is well-equipped, making it a joy to prepare meals, while the bedrooms offer a peaceful retreat for restful nights.

- Spacious two bedroom apartment
- Long lease term
- Beautiful communal gardens
- Local transport links including bus routes & a mainline train station
- Family bathroom & shower room

- West facing balcony
- Maintenance - £2160 approx.
- Minutes from the seafront
- Sold with vacant possession
- Underground parking space



Living on Grand Avenue means you are within easy reach of local amenities, including shops, cafes, and restaurants, all contributing to a vibrant community feel. The nearby parks and recreational areas provide ample opportunities for outdoor activities, whether it be a leisurely stroll along the promenade or a picnic in the park.

This flat is not just a home; it is a lifestyle choice, offering the chance to embrace the coastal living experience in one of Worthing's most sought-after locations. With its appealing features and prime location, this property is an excellent opportunity for those looking to buy or rent in this delightful seaside town.

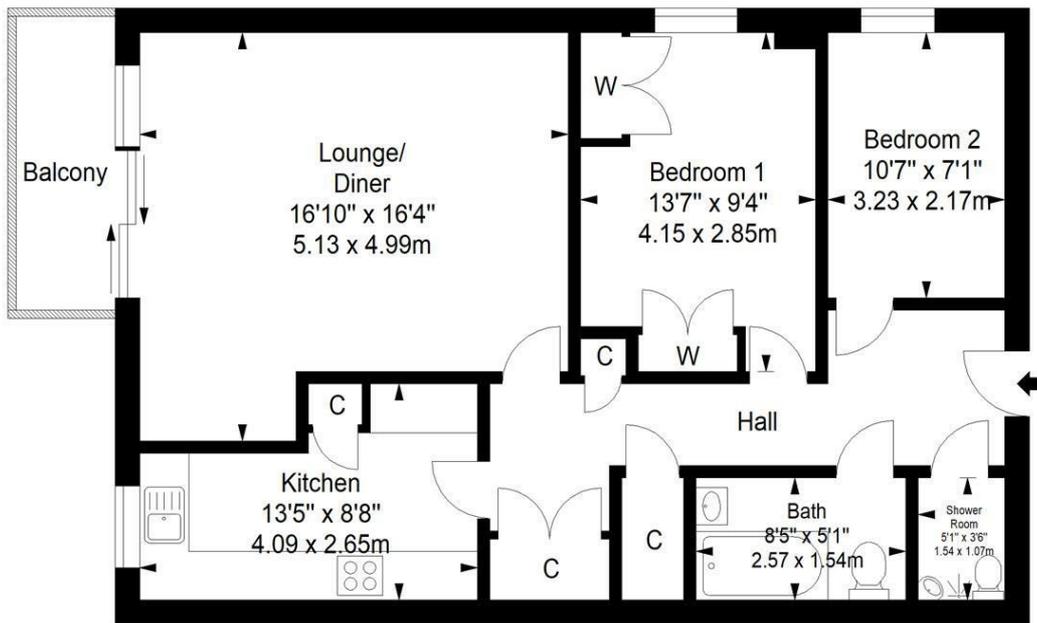
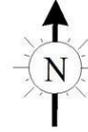


EPC Rating:

**B**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		82	83
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## First Floor



Approximate gross internal floor area 73.0 sq m/ 785.8 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.  
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