



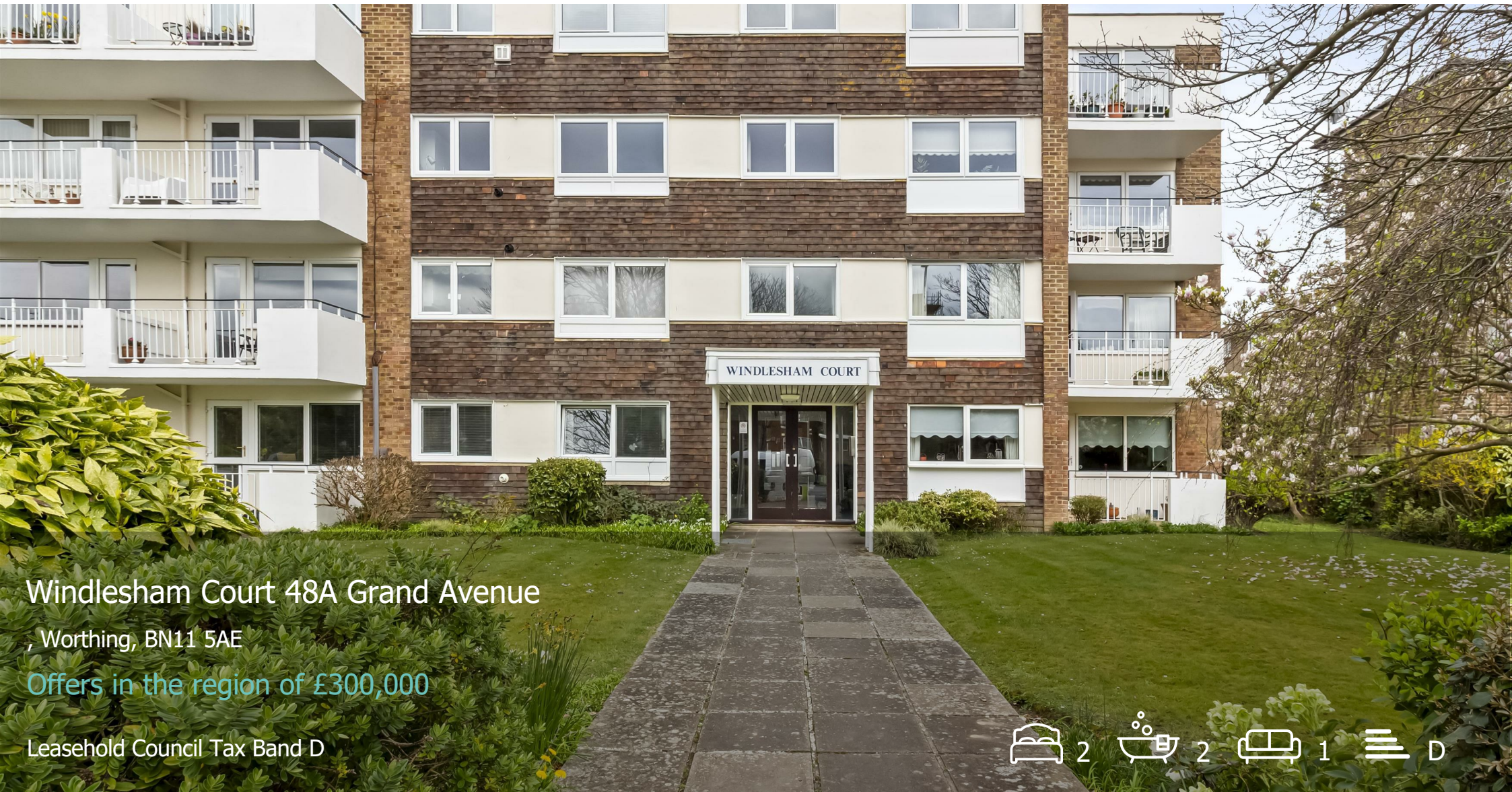
**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

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Windlesham Court 48A Grand Avenue

, Worthing, BN11 5AE

Offers in the region of £300,000

Leasehold Council Tax Band D



We are delighted to present this spacious third floor purpose-built apartment, ideally positioned along the ever-popular Grand Avenue, just 350 yards from Worthing seafront. The property offers well-proportioned accommodation throughout, including two double bedrooms, with the main bedroom benefitting from fitted wardrobes and a private en suite shower room. A further stylish shower room serves the second bedroom.

The dual aspect lounge/dining room is a particular feature of the home, enjoying a bright west-facing outlook and providing direct access onto a private balcony overlooking Grand Avenue, creating the perfect space to relax and unwind. The fitted kitchen is well-appointed.

The property is accessed via a well-maintained communal entrance with both stairs and a passenger lift leading to the third floor. Inside, a welcoming entrance hall offers a useful storage cupboard and access to all rooms.

Externally, the apartment benefits from a west-facing balcony and a garage located within a rear compound, adding further convenience and practicality.

Situated in a highly sought-after location, the property is ideally placed for local amenities, with the 700 bus route just moments away and West Worthing train station approximately 0.6 miles distant. Goring-by-Sea is within easy reach, offering a selection of shops, cafes and eateries, while Worthing town centre lies around one mile away, providing a comprehensive range of shopping, dining and leisure facilities.

Entrance hall

Balcony





Lounge/diner  
18'4 x 15'9 (5.59m x 4.80m)

Kitchen/breakfast room  
12'0 x 9'6 (3.66m x 2.90m)

Bedroom one  
20'4 x 10'1 (6.20m x 3.07m)

En-suite shower room

Bedroom two  
12'5 x 9'6 (3.78m x 2.90m)

Shower room

Communal gardens

Garage

## Floor Plan



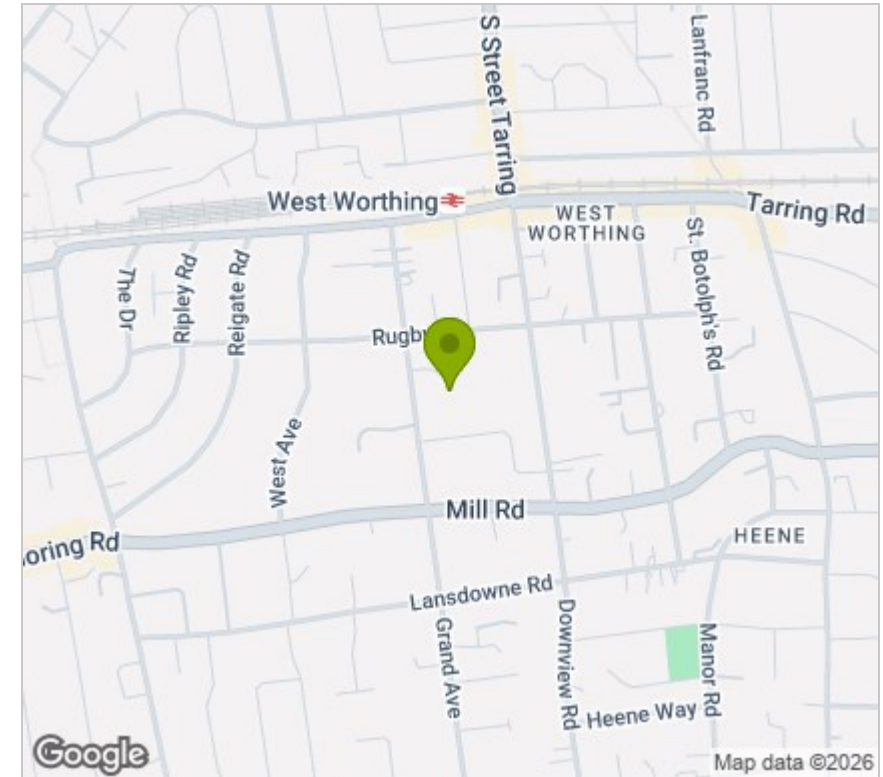
## Viewing

Please contact our Broadwater Office on 01903 958282 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

