



Wallace Avenue, West Worthing

Offers Over
£575,000
Share of Freehold

- Stunning Apartment
- Three Double Bedrooms
- Council Tax Band - C
- Leasehold
- Private Landscaped Rear Garden
- Seafront within yards
- Completely Renovated
- Two Bath/shower rooms w.c
- EPC rating - C
- Private Front Garden

**** VENDOR SUITED **** We are delighted to offer this Stunning Spacious Ground Floor Apartment situated just yards off the beach in West Worthing being an ideal spot for water sports, strolls along the beach to Worthing town centre and Goring & Ferring. It has good access to local shops, schools, bus routes and the main line train station serving London, Brighton and Southampton can be found a mile away. The property has been completely refurbished and extended by the current owners and feels like a brand new build as you walk around the accommodation which is 125 sq metres/1345 sq ft in size. In brief the accommodation comprises of reception hall, spacious living room with log burner opening into a beautifully fitted Kitchen/Dining and family room with comprehensive fitted AEG appliances and triple doors onto the landscaped rear garden. There are Three double bedrooms and Villeroy & Boch Fitted bathroom/w.c and separate shower room/w.c. Other benefits among many are a laundry room, gas heating, double glazing, the majority of rooms are rewired, quality wooden effect flooring and the property is being sold with a new 150 year lease on completion. To fully appreciate this properties complete uniqueness, quality of finish and wonderful location internal viewing is essential

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Accommodation

Front Door

Leading into

Reception Hall

Two radiators, wooden effect flooring, smooth ceiling with spotlights, under stairs storage cupboard housing the electric circuit board and meter, access to principle rooms

Laundry Room

Plumbing and space for washing machine and tumble dryer, extractor fan and smooth ceiling

Living Room 14'10" x 12'10" (4.53 x 3.93)

Obscured double glazed window, smooth ceiling, log burning fire, wooden effect flooring, radiator, square arch leading to

Kitchen/Dining/Family Room 18'2" x 16'9" (5.55 x 5.12)

Measurements to include built in units, Island Unit with one and half bowl sink unit with Quooker Tap, cupboards and drawers with quartz work surfaces and breakfast bar. There is also a comprehensive range of units and drawers under and over the quartz work top surfaces. Two racking units. All the built in appliances are AEG and include Two built in ovens where one can also be used as a microwave and a warming drawer, induction hob with extractor fan over, dishwasher, 70/30 Fridge/Freezer, wall mounted gas fired boiler enclosed in a cupboard, two remote controlled opening velux double glazed skylights with built in rain sensors, three sliding double glazed doors overlooking and onto the rear garden, smooth ceiling with spot lights, radiator, Wi-Fi access point, smoke detector, wooden effect flooring.

Bedroom One 16'5" x 16'9" (5.02 x 5.12)

measurements are into the bay with double glazed window to front with fitted shutter blinds, obscured double glazed window to side, smooth ceiling, radiator, wooden effect flooring

Bedroom Two 18'2" x 10'4" (5.56 x 3.15)

Obscured double glazed window, double glazed sliding doors to rear garden, radiator, remote controlled opening velux double glazed skylight with built in rain sensor, wooden effect flooring, smooth ceiling with spotlights

Bedroom Three 11'11" x 8'3" (3.64 x 2.53)

Wooden effect Flooring, double glazed windows with fitted shutter blinds, under floor heating with control panel, smooth ceiling

Bathroom/w.c

Villeroy & Boch white bathroom suite comprising of a Large deep bath with mixer tap and shower attachment, low level W.C, wash hand basin with mixer tap, smooth ceiling with spotlights, heated towel rail, extractor fan, marble tiled walls and floor

Shower Room/w.c

Villeroy & Boch white suite comprising of low level W.C, marble tiled walls and floor, wash hand basin with mixer tap, smooth ceiling, heated towel rail, Walk in double shower unit with large drench shower head and side rinser with glass sliding door, extractor fan

Front Garden

Laid to shingle and subject to planning permission there is room for a driveway

Rear Garden

Landscaped rear garden with composite decking and pathways and shingle areas, large shed and it is enclosed by fencing and side gate

Lease Details

Lease - New 150 year lease on completion

Ground rent - £0

Ground rent review - n/a

Service Charge - All exterior maintenance is a split 50/50 with the first floor apartment as is the Buildings Insurance



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Floor Plan

Approx. 124.5 sq. metres (1339.6 sq. feet)



Total area: approx. 124.5 sq. metres (1339.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		73	76
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.