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TBC
C



Description

We are delighted to offer to market this spacious two bedroom apartment in the popular Grand Avenue area and close to shops and West Worthing train station. The property comprises of two double bedrooms, en-suite bathroom, living/dining room, shower room, modern fitted kitchen, westerly aspect balcony, gas central heating and a garage in compound.

Key Features

- First Floor Apartment
- Two Double Bedrooms
- En-Suite Bathroom
- Living/Dining Room
- Modern Fitted Kitchen
- Westerly Aspect Balcony
- Garage In Compound
- EPC Rating C (80)
- Chain Free
- Council Tax Band - B





Communal Hallway

Private entry system, stairs leading up to first floor, UPVC front door to:

Spacious Hallway

Cupboard housing boiler, cupboard with hanging rail and fuse box, radiator, wood flooring.

Kitchen

3.84 x 2.16 (12'7" x 7'1")

Range of high level gloss wall and base units, worktops incorporating a cream ceramic sink, electric cooker, electric hob with extractor fan over, radiator, built in dishwasher, washing machine and fridge/freezer, breakfast bar space.

Lounge/Diner

6.16 x 3.33 (20'2" x 10'11")

Double glazed bay window, carpet, dual aspect double glazed windows, radiator, electric fire with mantle and door leading to balcony.

Bedroom One

5.24 x 4.59 into bay (17'2" x 15'0" into bay)

Built in wardrobe, dressing table, dual aspect double glazed windows. wood flooring, radiator, downlight.

En-Suite

2.04 x 1.87 (6'8" x 6'1")

Frosted double glazed windows, wash hand basin set in a vanity unit, low level flush WC, bath with shower attachment, mirror fronted cupboard and extractor fan.

Bedroom Two

4.42 x 2.91 (14'6" x 9'6")

Large cupboard for wardrobe space, radiator, window with views over the west facing balcony.

Bathroom

2.97 x 1.86 (9'8" x 6'1")

Radiator, tiled walls, extractor fan, wash hand basin with mixer tap, low level flush WC, shower cubicle with fitted shower and mirror with light.

Tenure

Leasehold with approximately 94 years remaining

Annual Maintenance Charge - £1,560

Annual Ground Rent -TBC





Floor Plan Grand Avenue



Total area: approx. 83.0 sq. metres (893.6 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		80	82
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.

