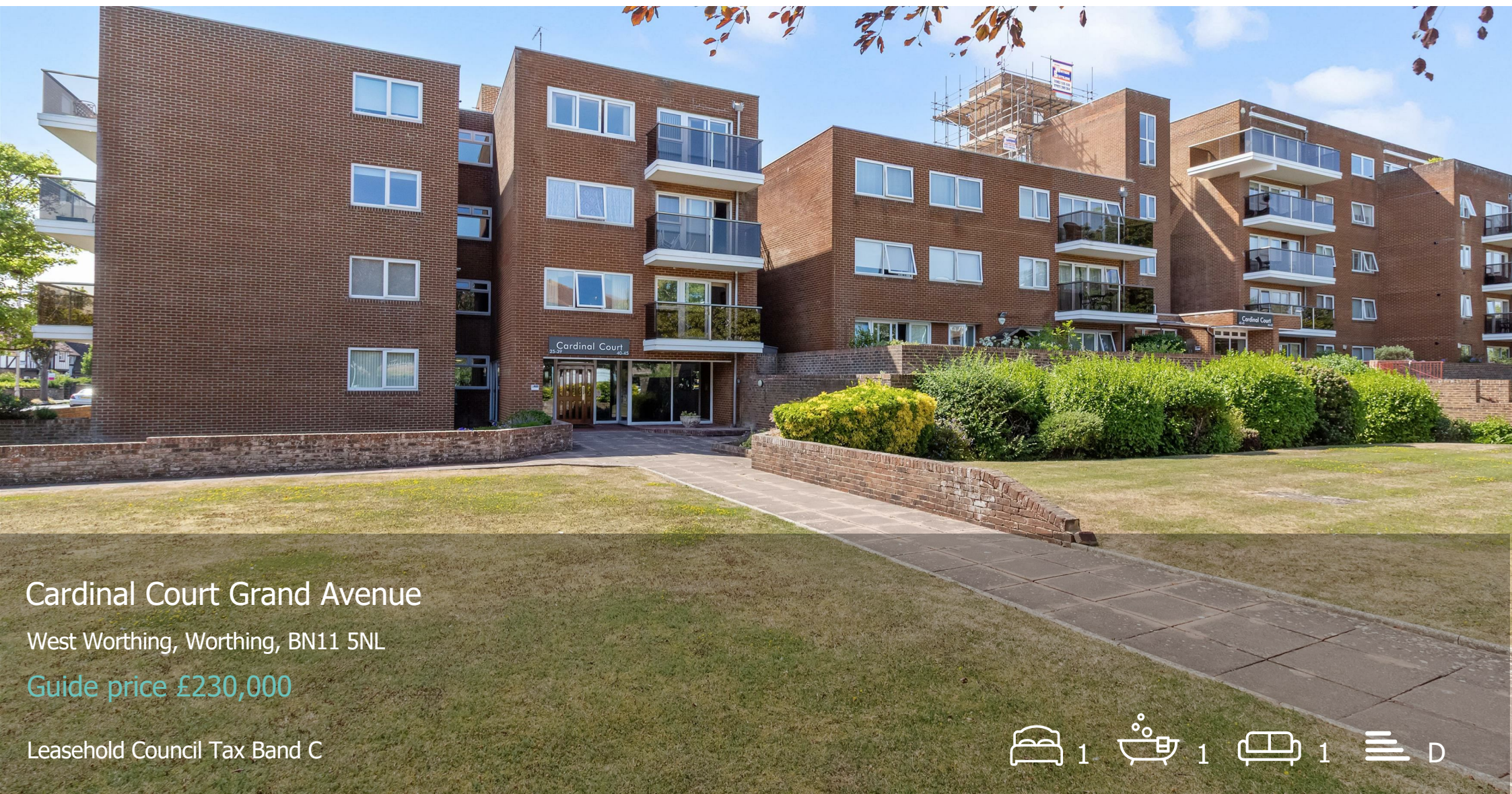




Cardinal Court Grand Avenue

West Worthing, Worthing, BN11 5NL

Guide price £230,000

Leasehold Council Tax Band C



Occupying a desirable position within the popular Cardinal Court development on Worthing's prestigious Grand Avenue, this well-presented one-bedroom apartment offers an excellent opportunity for first-time buyers, downsizers or buyers seeking a home just moments from the seafront and town centre.

Situated within a secure, purpose-built block with lift access, the apartment is bright and well-proportioned throughout. The welcoming entrance hall provides access to all principal rooms and benefits from useful built-in storage. The generous open-plan living and dining room creates an inviting space to relax or entertain, with large windows and a door opening onto a private balcony, providing the perfect spot to enjoy a morning coffee or unwind at the end of the day.

The modern fitted kitchen has been thoughtfully designed with a range of eye and base level units, ample worktop space and integrated appliances, making it both practical and stylish. The spacious double bedroom enjoys plenty of natural light and offers fitted wardrobe space, while the contemporary bathroom is finished to a high standard with a modern white suite.

A particular feature of this apartment is the private underground allocated parking space, offering both convenience and security, together with well-maintained communal areas and secure entry into the building.

Cardinal Court enjoys an enviable location on Grand Avenue, one of Worthing's most sought-after roads. The beach and promenade are just a short stroll away, while Worthing town centre offers an excellent selection of shops, cafés, restaurants and leisure facilities. Worthing mainline railway station provides direct services to London, Brighton and Portsmouth, making the property an ideal choice for commuters. There are also excellent local bus routes and easy access to the A27 and A24.

Service charge - £2160pa to include ground rent & buildings insurance





Communal entrance & passenger lift to first floor

Spacious entrance hall with airing cupboard

14'5 x 4'7 (4.39m x 1.40m)

Storage cupboard on landing

Lounge/diner

18'0 x 12'7 (5.49m x 3.84m)

West facing balcony with glass balustrade

Bedroom

14'4 x 10'3 (4.37m x 3.12m)

Modern fitted kitchen

10'5 x 7'9 (3.18m x 2.36m)

Modern fitted bathroom

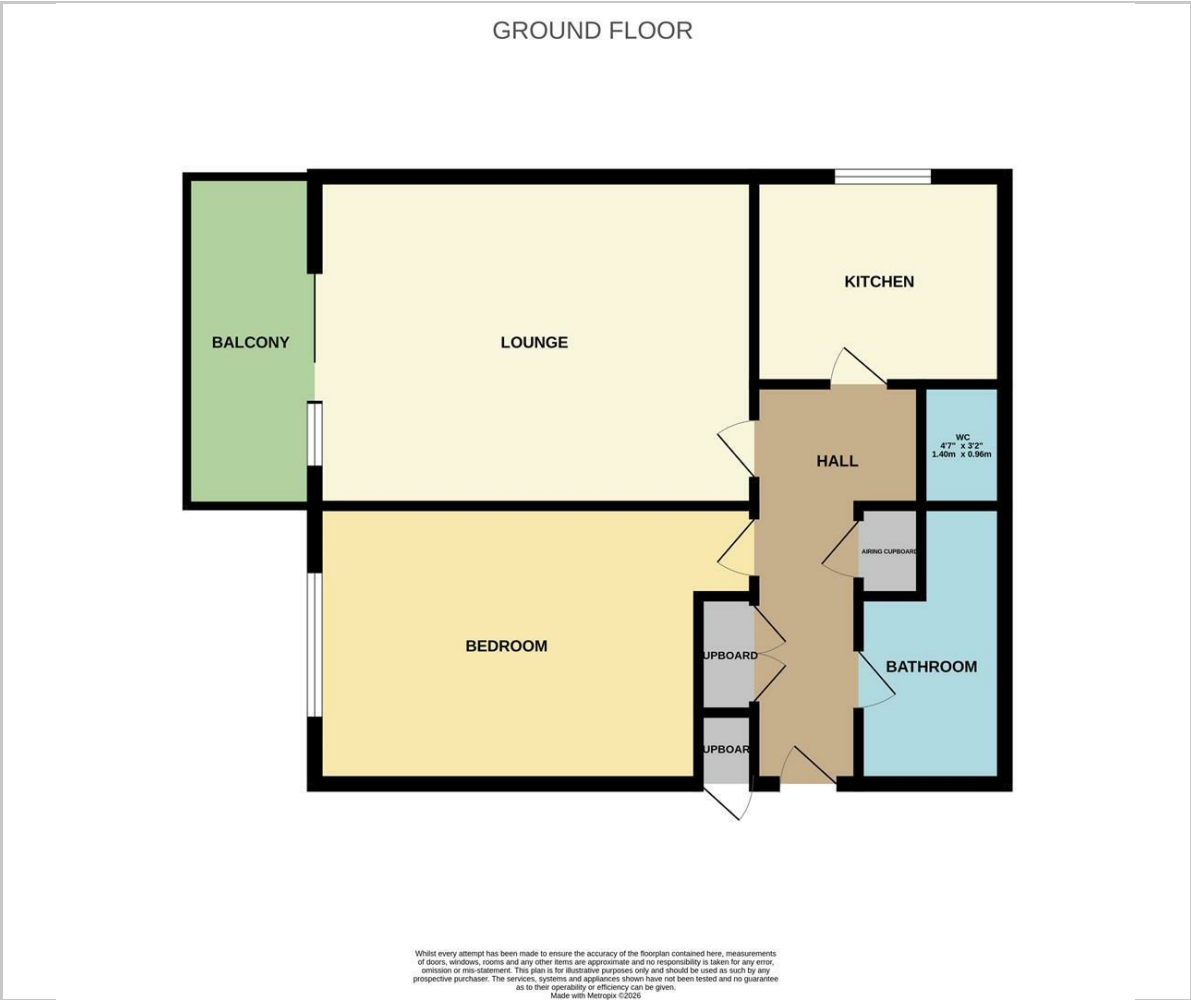
7'7 x 5'7 (2.31m x 1.70m)

Separate w/c

Underground parking number 45



Floor Plan



Viewing

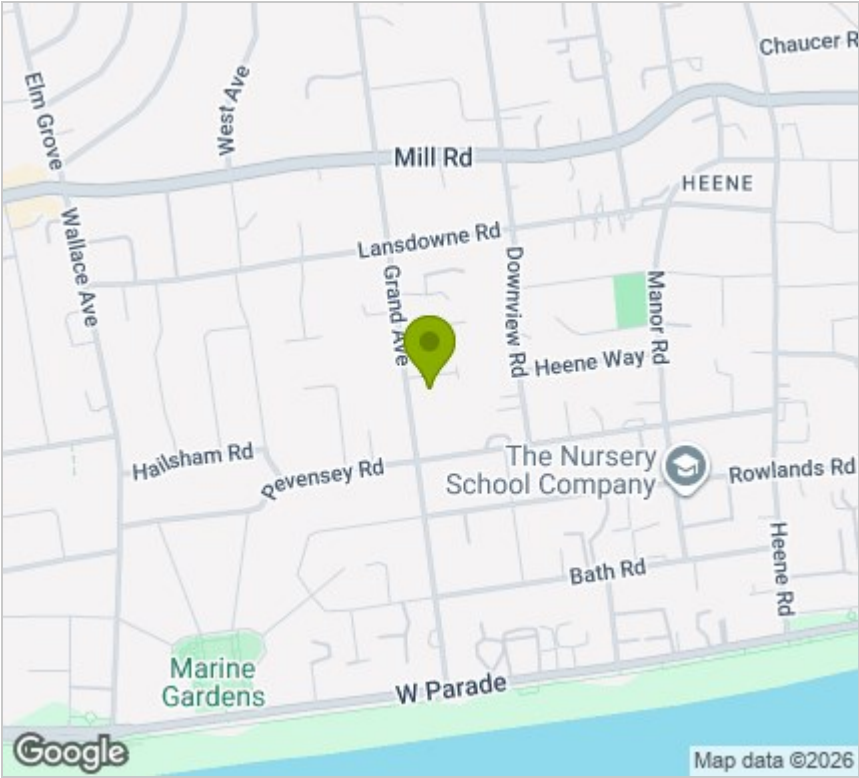
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

