Windlesham Court, 48a, Grand Avenue, Worthing, BN11

£265,000

Jacobs | Steel

Property Type: Flat

Bedrooms: 2

Bathrooms: 2

Receptions: 1

Tenure: Leasehold

Council Tax Band: D

- Top Floor Purpose Built Flat
- Two Bedrooms
- Fitted Kitchen
- Lounge/ Dining Room
- En Suite & Bathroom
- West Facing Balcony
- Garage In Compound
- Bus Stops Nearby
- Seafront Close by
- Long Lease

We are delighted to present this spacious top floor, purpose built apartment. The property offers two double bedrooms, including a bedroom with en suite shower room, further bathroom, a west facing lounge/dining room and a well appointed kitchen. A particular highlight is the west facing balcony, which enjoys views across Grand Avenue, towards Seafront while a garage located in the rear compound provides additional convenience. Ideally situated within easy reach of Worthing seafront and local bus stops.

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INTERNAL

The communal entrance opens into a well-maintained shared hallway, with access to both a passenger lift and staircase leading to the top floor. A private front door welcomes you into a spacious entrance hall, featuring a useful storage cupboard and providing access to all principal rooms. Skylights flood the hallway with natural light, creating a bright and airy first impression. The impressive dual-aspect lounge/dining room enjoys a desirable west-facing aspect, offering a light-filled and generous living space with direct access to a private west-facing balcony, perfect for enjoying the afternoon and evening sun. The fitted kitchen is well-equipped with a range of wall and base units, a built-in double eye-level oven, gas hob, sink with drainer, and space for a washing machine and space for fridge/ freezer. The principal bedroom benefits from fitted wardrobes and a private en suite shower room, comprising a corner shower cubicle, wash hand basin, and WC. The second bedroom also features fitted wardrobes, providing ample storage. Completing the accommodation is a guest bathroom, fitted with a walk-in shower and glass screen, wash hand basin with vanity storage, WC, and access to the airing cupboard.

EXTERNAL

The property further benefits from a west-facing balcony enjoying views across Grand Avenue. In addition, the apartment includes a garage situated within the rear compound.

SITUATED

In sought after Grand Avenue, the 700 bus route has a stop just a few yards away and West Worthing train station is positioned at the top of the road, approximately 0.6 miles away. Goring-By-Sea is a short distance away offering convenience stores, banks and eateries and Worthing town centre with its comprehensive shops, restaurants and theatres is approximately 1 mile away. The property is only 350 Yards From Worthing Seafront & Promenade.

TENURE

Service Charge: £3600 per annum
Ground Rent: £100 per annum
Lease: 136 years remaining

Approximate total area(1)

831 ft²
77.1 m²

Balconies and terraces

53 ft²
4.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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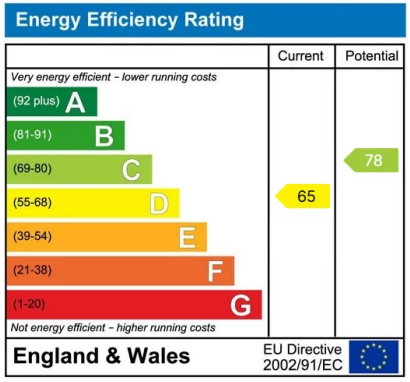

Whilst we endeavour to make out properties particulars accurate and reliable, we have not carried out a detailed survey. if there is any point which is of particular importance to your, please contact the office and we will be please to check the informaiton for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purpose only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.

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