JAMES&JAMES
ESTATE AND LETTING AGENTS

t: 01903 958770
e: salesenquiries@jamesandjamesea.co.uk
119 | George V Avenue | Worthing | BN11 5SA

BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



Flat 44, Seabright West Parade

, Worthing, BN11 3QT

Guide price £175,000

Leasehold Council Tax Band C

2 | 1 | 1 | E

A purpose built ground floor seafront apartment with garage in need of some modernisation.

In brief the accommodation comprises communal entrance foyer to solid front door into entrance hall with range of storage cupboards, double aspect bay fronted lounge/diner/kitchen breakfast room, two double bedrooms, family bathroom.

Other benefits include double glazing and gas central heating. This property is offered for sale with no one with chain, and internal viewing can be arranged by contacting the vendor's sole agents.

Situated on the seafront, the property is adjacent to the promenade. Regular buses serve the area, whilst the nearest mainline railway station is Worthing which gives great links to most major towns and cities. Worthing town centre, with it's comprehensive range of bars, restaurants, and shopping facilities is less than a mile away.

Lease years remaining - 166

Service charge - £3276pa (approx) - Includes hot water and heating

Ground rent - £112.50pa (approx)

Communal entrance

Entrance hall

Double aspect lounge/diner
21'10 x 11'10 (6.65m x 3.61m)



















Kitchen/breakfast room
16'4 x 6'9 (4.98m x 2.06m)

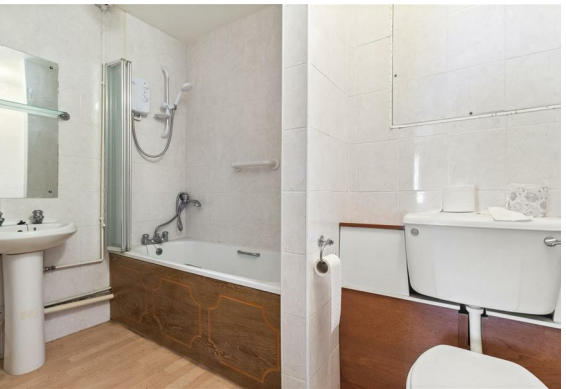
Bedroom one
14'8 x 10'8 (4.47m x 3.25m)

Bedroom two
12'10 x 8'4 (3.91m x 2.54m)

Family bathroom with w/c

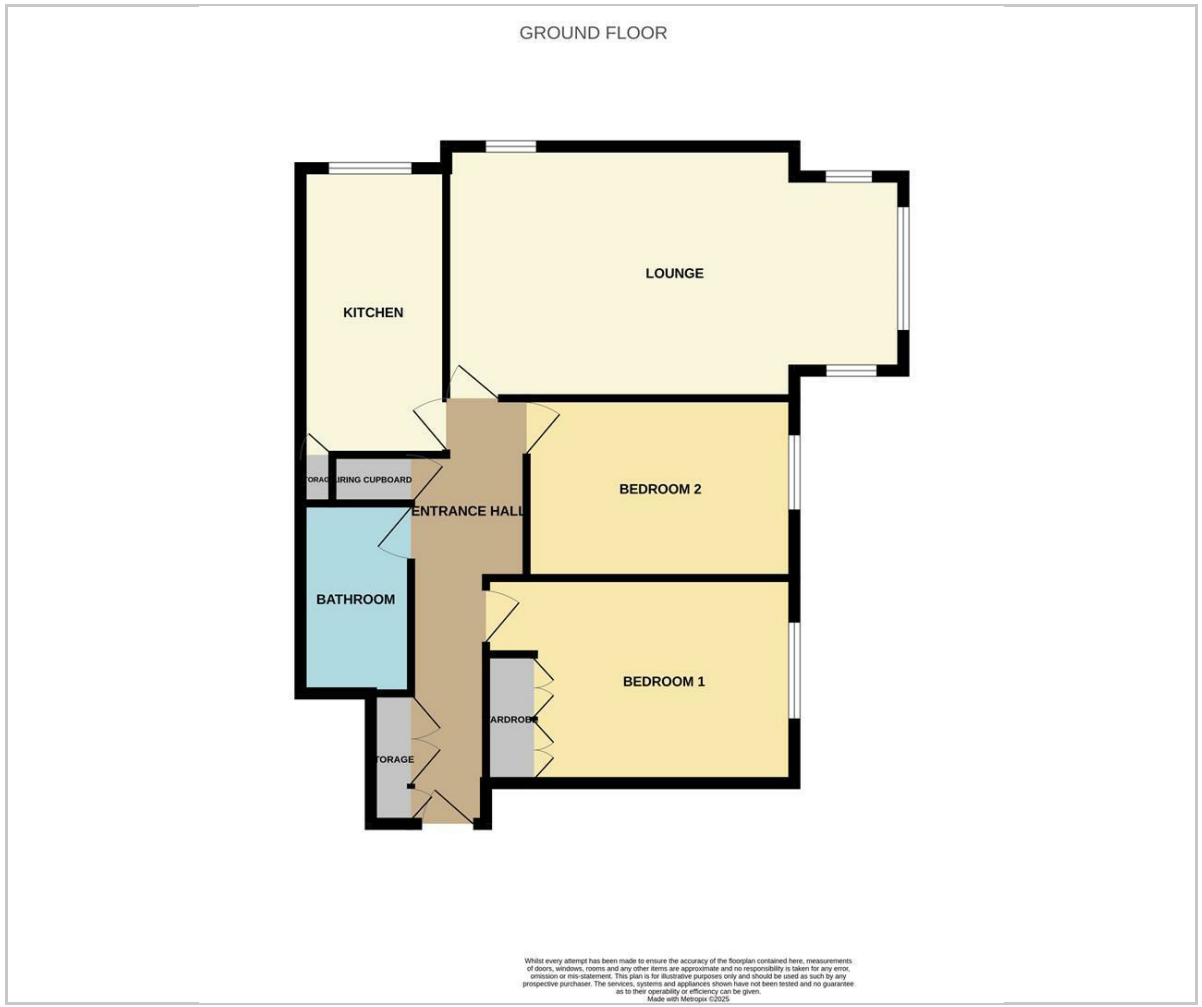
Garage



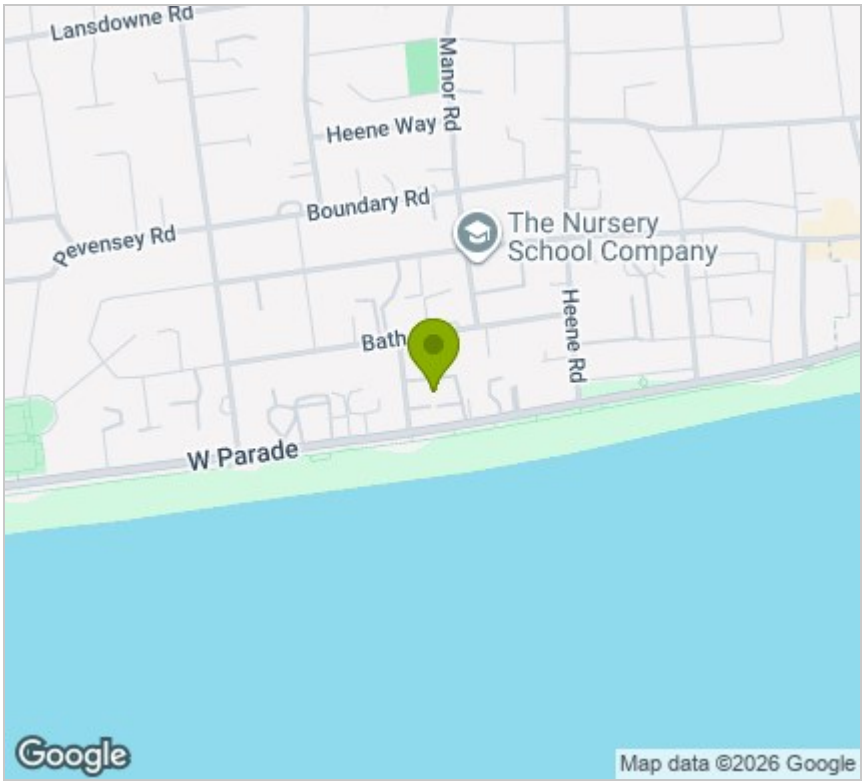




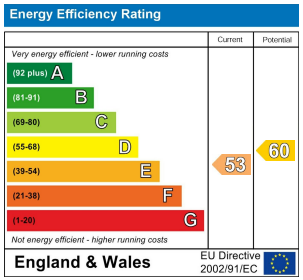
Floor Plan

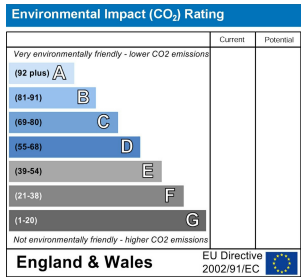


Area Map



Energy Efficiency Graph





Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.