



OFFERS OVER

£199,995

Grand Avenue

Worthing, BN11 5AL

PROPERTY SUMMARY

Vacant Possession

Nestled in the desirable Grand Avenue of Worthing, this splendid fourth-floor flat offers a delightful blend of comfort and coastal charm. Spanning an impressive 883 square feet, the property features two spacious bedrooms, making it an ideal home for couples, small families, or those seeking a serene retreat by the sea.

As you enter, you are welcomed into a generous reception room that boasts stunning sea views, providing a perfect backdrop for relaxation or entertaining guests. The well-appointed kitchen and shower room add to the convenience of this lovely flat, ensuring that all your needs are met.

The property benefits from a long lease, offering peace of mind for future living. The service charge, which includes water, contributes to the maintenance of the communal gardens, allowing residents to enjoy the beautifully landscaped outdoor spaces. With vacant possession, you can move in without delay and start enjoying the coastal lifestyle that Worthing has to offer.

Lease - Extended to 130 Years

Service Charge - £1542 per Quarter - Includes Water

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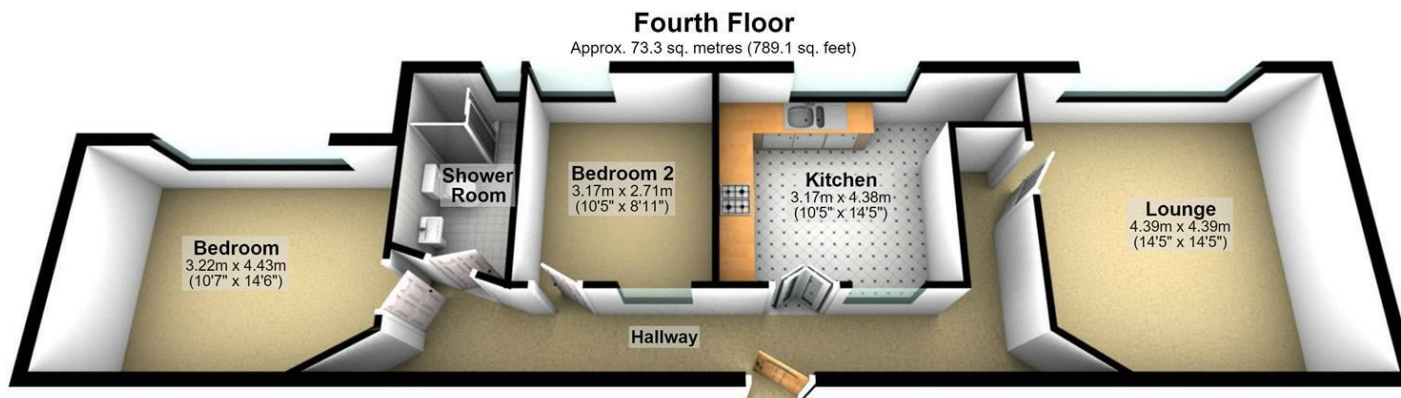
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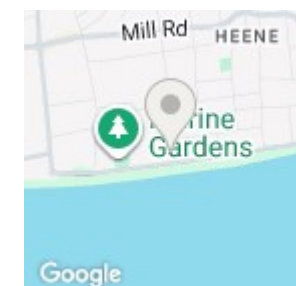
Total area: approx. 73.3 sq. metres (789.1 sq. feet)

LOCAL AUTHORITY

TENURE
Leasehold

COUNCIL TAX BAND
A

VIEWINGS
By prior appointment only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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