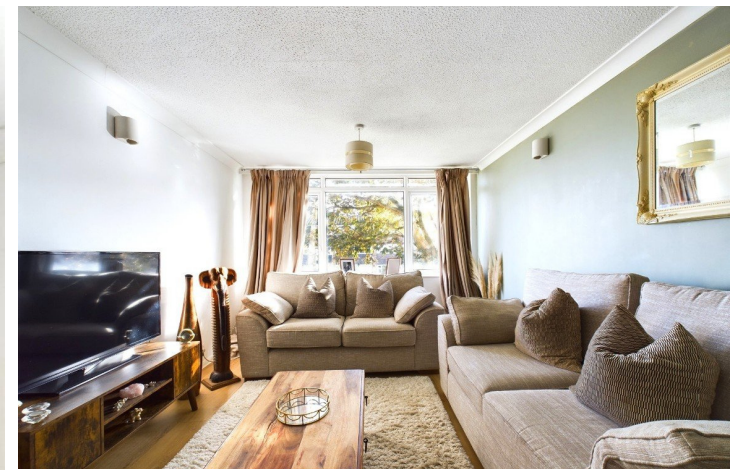




King Edward Avenue | Worthing | West Sussex | BN14 8DR

£220,000





We are delighted to offer for sale this immaculately presented and deceptively spacious first floor balcony apartment forming part of this purpose built development in the ever popular Wilmore Philips development close to local shops, amenities, mainline train station and good schools. The property boasts two large double bedrooms, spacious south facing lounge/diner, dual aspect kitchen/breakfast room, modern fitted bathroom, south facing balcony and is sold with a long lease and low monthly outgoings.





## Key Features

- Top (First) Floor Balcony Apartment
- Two Double Bedrooms
- South Facing Lounge/Diner
- Fitted Kitchen/Breakfast Room
- Modern Fitted Bathroom
- South Facing Private Balcony
- Immaculately Presented Throughout
- Long Lease & Low Outgoings
- Viewing Considered Essential



**2 Bedrooms**



**1 Bathroom**



**1 Reception Room**

## INTERNAL

A communal front door with security entry telephone system provides access to the communal entrance hall with stairs rising to the first floor and the private front door. This door opens to a well proportioned 'L' shaped entrance hallway which has doors to all internal rooms and two storage cupboards. The apartment is well designed with both bedrooms positioned to the north side of the property and the south side taken with the living spaces. With a large south facing window overlooking the communal gardens to the front of the development is the exceptionally generous lounge/diner. With measurements of 19' 5" x 10' 9" this light and airy room has ample space for both lounging and dining. Positioned adjacently with dual aspects facing east and south is the kitchen/breakfast room. Another well sized room that has been fitted with an array of floor and wall mounted kitchen units with space and provisions for white goods along with room for a large breakfast table. In addition, the kitchen has access to a south facing private balcony that provides a sunny outdoor area with space to accommodate a table and chairs. Both bedroom can comfortably fit a double bed with the large main bedroom measuring a spacious 15' 11" x 10' 9". The bathroom has been recently renovated and is also a good size with a full white suite including a bath with shower over, toilet and hand wash basin.

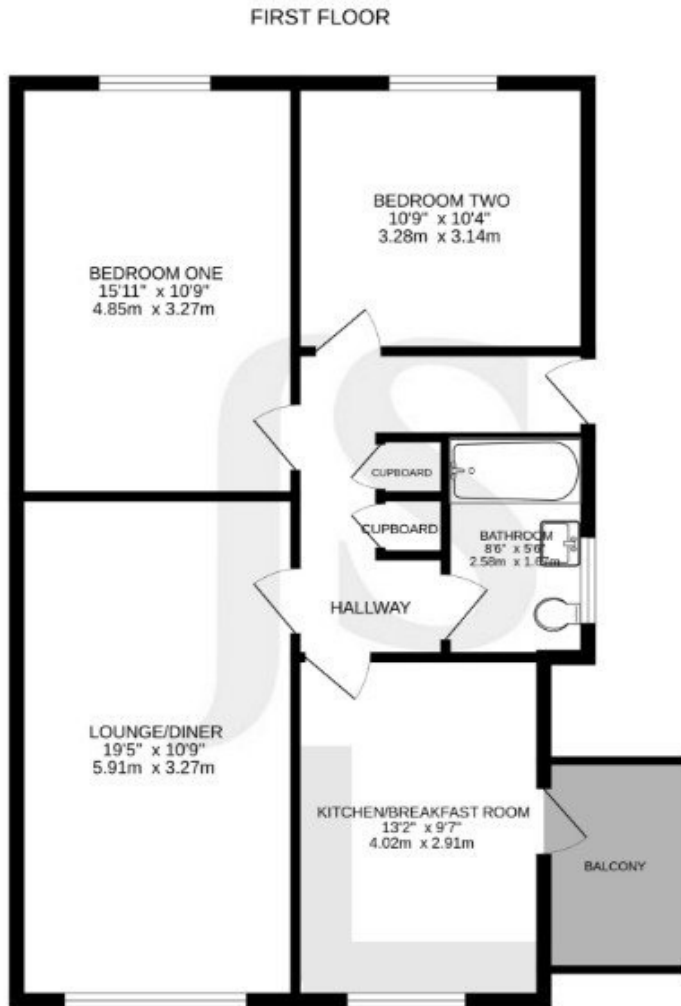
## SERVICE CHARGES

Tenure: Leasehold  
Lease Length: Approximately 91 Years Remaining  
Maintenance: Approximately £590 Per Annum  
Ground Rent: £10 Per Annum  
Council Tax Band: A

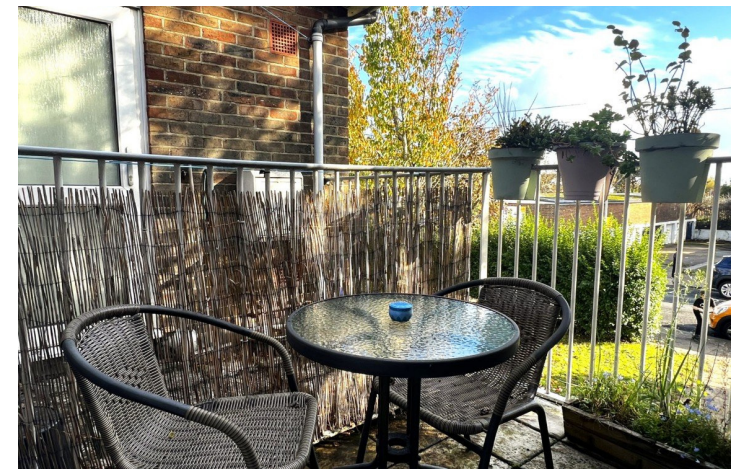
## LOCATION


on the popular residential road of King Edward Avenue the property sits within easy reach of Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities approximately 0.7 miles away. The property is well connected to local mainline train stations including East Worthing 0.4 miles away and Worthing Central which is approximately 0.5 miles away with bus services run nearby.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Homestyler 02/22



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

## Property Details:

Floor area \*as quoted by EPC: 775 Sqft

Tenure: Leasehold

Council tax band: A

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for illustrative purposes 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, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.