



59T Wallace Avenue | Worthing | West Sussex | BN11 5QD

Asking Price Of **£150,000**





We are pleased to offer a ground floor studio flat to the market, requiring modernisation, set in popular Wallace Avenue. The property benefits from a private entrance, patio, fitted bathroom and kitchen, with unallocated parking and being sold with no onward chain. Option to purchase garage.



Key features:

- A Purpose Built Studio Flat
- Ground Floor
- Private Entrance
- Fitted Bathroom & Kitchen
- Patio
- Unallocated Parking
- Modernisation Required
- No Onward Chain
- Freehold
- SINGLE OCCUPANCY ONLY

 0 Bedrooms

 1 Bathroom

 1 Living Room

INTERNAL Private front door leading into the entrance hall with door to the studio room and the bathroom. The bathroom comprises of a panelled bath with electric shower above, wash hand basin and WC. The Studio room measures 14'11 x 18'11ft with a door into the kitchen and a door leading out to the patio. The kitchen comprises of storage cupboards and sink, drainer.

EXTERNAL Externally there are well presented communal gardens to the front and rear of the building, along with unallocated parking spaces. Option to purchase a garage which is located in the compound.

SITUATED in the sought after area of West Worthing the property is less than 800 metres from West Worthing seafront. Bus routes run along Wallace Avenue and West Worthing high street with its coffee shops, convenience

stores, pharmacy and banks is at the top of the road. Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is just under 1.5 miles away and the nearest station is West Worthing, which is just under a mile away.

TENURE Freehold

Single Occupancy restriction.

Service Charge: Approx. £550 per half year

ENTRANCE HALL

STUDIO ROOM 14' 11" x 18' 11" (4.55m x 5.77m)

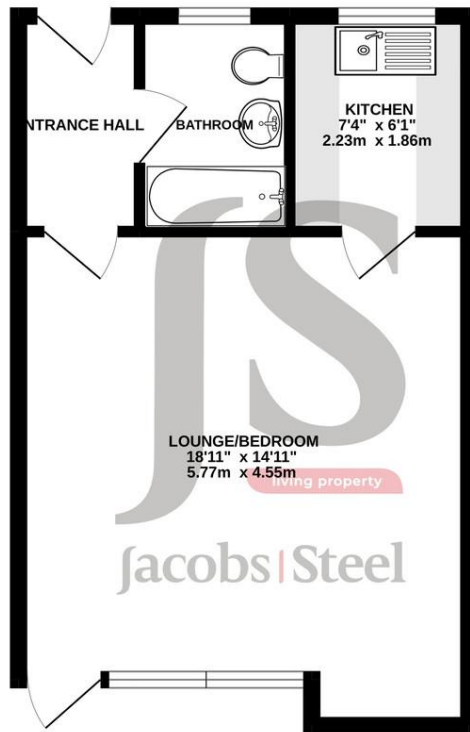
KITCHEN 7' 4" x 6' 1" (2.24m x 1.85m)

BATHROOM

COUNCIL TAX BAND A

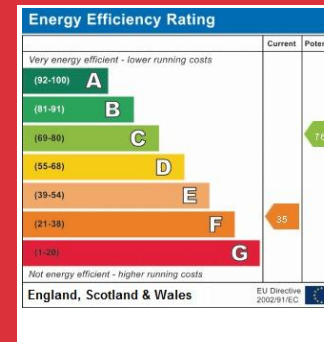


GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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.
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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 layout and identification 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.



Property Details:

Floor Area: 38 sq ft (4 sq m) – Floor area is quoted from the EPC

Tenure: Freehold

Council Tax: Band A