



Berkeley Square | Grand Avenue | Worthing | West Sussex | BN11 5AF
Offers Over £270,000





We are pleased to be able to offer a top floor, purpose built apartment in Berkeley Square, Grand Avenue. The property offers two bedrooms, lounge/dining room with west facing balcony, fitted kitchen, bathroom and separate WC. The apartment benefits from no ongoing chain.



Key Features

- Top Floor Apartment
- Two Bedrooms
- Lounge/ Dining Room
- West Facing Balcony
- Fitted Kitchen
- Shower Room & Seperate WC
- Close To Local Bus Routes
- No Ongoing Chain
- Close to Local Shopping Facilities

 **2 Bedrooms**

 **1 Bathroom**

 **1 Reception Room**

INTERNAL

Security entry phone system, communal door and stairs rising to second floor. Front door opening into the entrance hall with access to storage cupboards and airing cupboard. The lounge, dining room is west facing with doors leading out to the west facing balcony. The kitchen offers fitted units with integrated slimline dishwasher, washing machine, fridge/ freezer and built in oven, sink, drainer and gas hob. Bedroom one is a very good size and offers fitted wardrobes, bedroom two also benefits from fitted wardrobes. The shower room comprises of walk in shower with glass surround, shower above, wash hand basin with storage below. The WC is situated next to the shower room.

EXTERNAL

Communal gardens surround the property.

SITUATED

In Berkeley Square, Worthing seafront is 0.4 miles away and the closest train station is West Worthing positioned at the top of Grand Avenue, 0.7 miles away. Regular bus routes run along Grand Avenue and West Worthing high street which offers convenience stores, eateries, pharmacies and banks is 0.6 miles away. Worthing town centre with its comprehensive shops, restaurants and theatres is approximately 1 mile away.

Share Of Freehold

Lease: 981

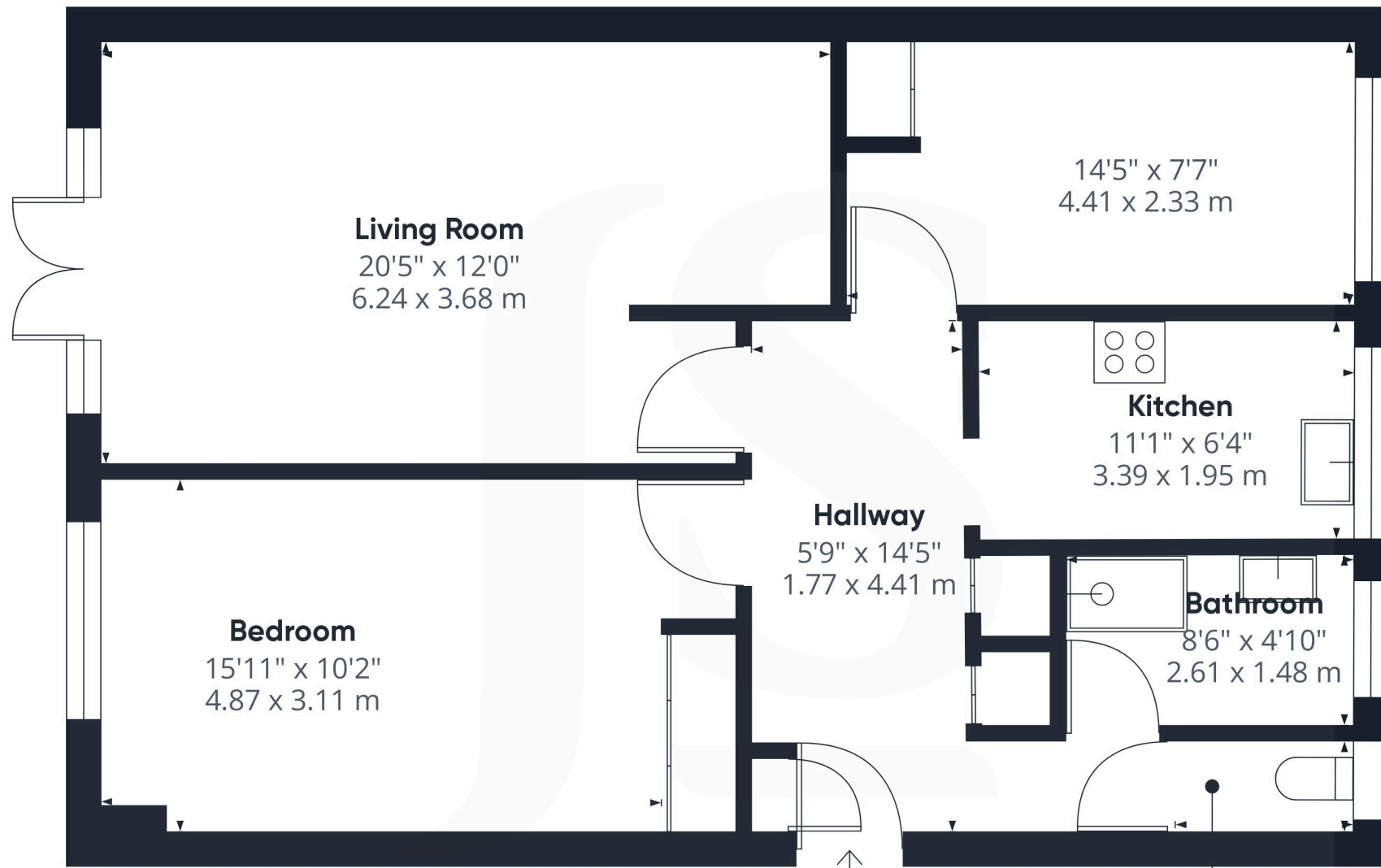
Service Charge: £1952 PER ANNUM

COUNCIL TAX BAND

C



To book a viewing contact us on: 01903 506080 | westworthing@jacobs-steel.co.uk | jacobs-steel.co.uk

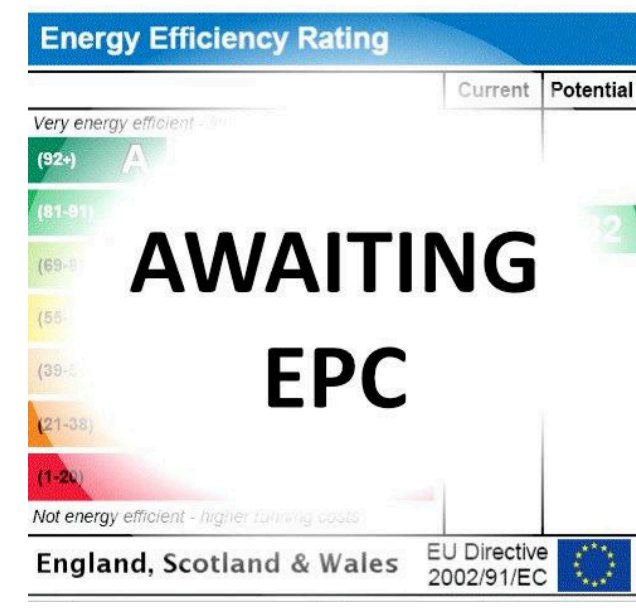


Approximate total area⁽¹⁾
776.8 ft²
72.17 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Property Details:

- Floor area (as quoted by EPC: TBC sqm)
- Tenure: Share Of Freehold & Leasehold
- Council tax band: C

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.