



Wallace Avenue | West Worthing | West Sussex | BN11 5QD
Offers Over £400,000



We are delighted to offer for sale this three bedroom ground floor FREEHOLD garden flat with ample parking and garage. This spacious flat is less than 200 yards from Goring Road shopping parade and buses run along both Wallace Avenue and Goring Road. The property features a huge West facing garden and low outgoings.



Key Features

- Three Bedrooms
- Ground Floor
- Garden Apartment
- Large West Facing Garden
- FREEHOLD
- Very Close to Shops & Amenities
- Garage
- Off Road Parking for Multiple Vehicles
- Low Maintenance
- Half A Mile To Seafront



3 Bedrooms



1 Bathrooms



1 Reception Room

INTERNAL

Entry into spacious hallway with storage cupboard, to the left is a large primary bedroom to the front of the property which is dual aspect, generous lounge with parquet flooring and French doors to the beautiful West facing garden, two further bedrooms and a side entrance to the rear garden. To the right of the hallway is a fitted kitchen with some appliances, W.C, cupboard, side entrance and the main bathroom with shower cubicle, bidet, toilet and sink.

EXTERNAL

The main feature of this property is the beautiful West facing garden which is laid to artificial lawn in part with a patio area and gravel area surrounding a central circular flower bed, featuring pretty floral borders and mature shrubs the garden is the centrepiece. There is side access to the garage and to the front of the property. To the front is a substantial drive with off road parking for multiple vehicles and is secured with a metal gate onto Wallace Avenue.

LOCATION

On Wallace Avenue, the property is minutes' walk to Goring Road Shopping Facilities with a range of amenities including greengrocers, coffee shops and mainline bus routes. The property is approximately 0.5 miles from West Worthing train station and Worthing town centre is approximately 1 mile away offering theatres, restaurants, cinemas and shopping facilities. The property is located under half a mile away from West Worthing Seafront.

TENURE

Freehold

Maintenance as and when

Council Tax Band
B





Approximate total area⁽¹⁾
1019.35 ft²
94.7 m²

(1) 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Property Details:

Floor area (as quoted by EPC): 91 sqm

Tenure: Freehold

Council tax band: B

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.