



Wellington Court, Grand Avenue, Worthing, BN11 5AB
Asking Price Of £250,000



We are delighted to offer a top floor apartment situated in the sought after development of Wellington Court, Grand Avenue. The apartment offers one double bedroom, dual aspect lounge/dining room, fitted kitchen and bathroom. The property also benefits from a west facing balcony, garage located within walking distance to local transport links, shopping facilities and Worthing Seafront.



Key Features

- Top Floor Apartment
- One Bedroom
- Dual Aspect Lounge/ Dining Room
- West Facing Balcony
- Fitted Kitchen
- Shower Room
- Garage in Compound
- Close To Local Transport Links
- Close To Local Shopping Facilities
- Under Half A Mile From Worthing Seafront



1 Bedrooms



1 Bathrooms



1 Reception Room

INTERNAL

Security entry phone system leading into the communal entrance with stairs and passenger lift rising to the top floor. Front door leading into the entrance hall which has access to storage cupboards, all rooms and unique large sky light. The dual aspect lounge is west facing and offers wonderful views towards the west and door leading out to the west facing balcony. The kitchen offers fitted wooden units with spaces for all appliances including washing machine, dishwasher and fridge/ freezer (these items can be left), built in oven, electric hob, sink, drainer, larder cupboard and cupboard housing the gas fired combi boiler. The bedroom is a very good size offering built in wardrobes and views towards the west. The shower room comprises of walk in shower with glass screen, wash hand basin and WC.

EXTERNAL

The property benefits from an allocated garage in the garage compound. Well kept communal gardens surround the property. Non allocated parking to the front.

LOCATION

In the desirable Wellington Court, Worthing seafront is just a short walk away at the bottom of Grand Avenue. The closest train station is West Worthing positioned at the top of Grand Avenue, 0.5 miles away. Regular bus routes run along Grand Avenue, Goring Road which offers convenience stores, eateries, pharmacies and banks is 0.5 miles away. Worthing town centre with its comprehensive shops, restaurants and theatres is approximately 1 mile away.

TENURE

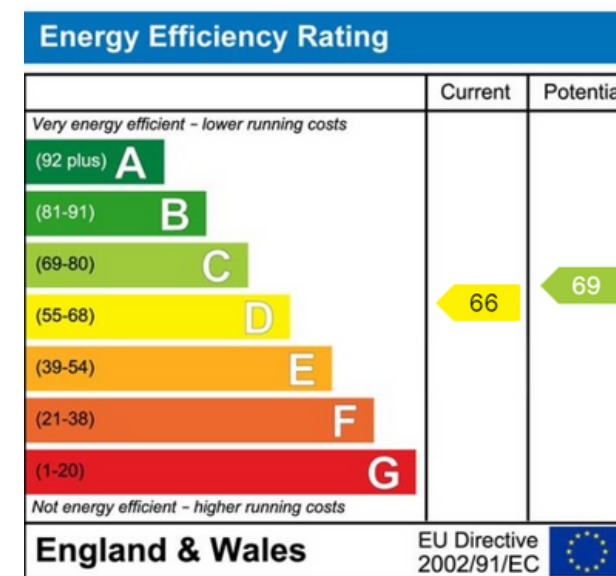
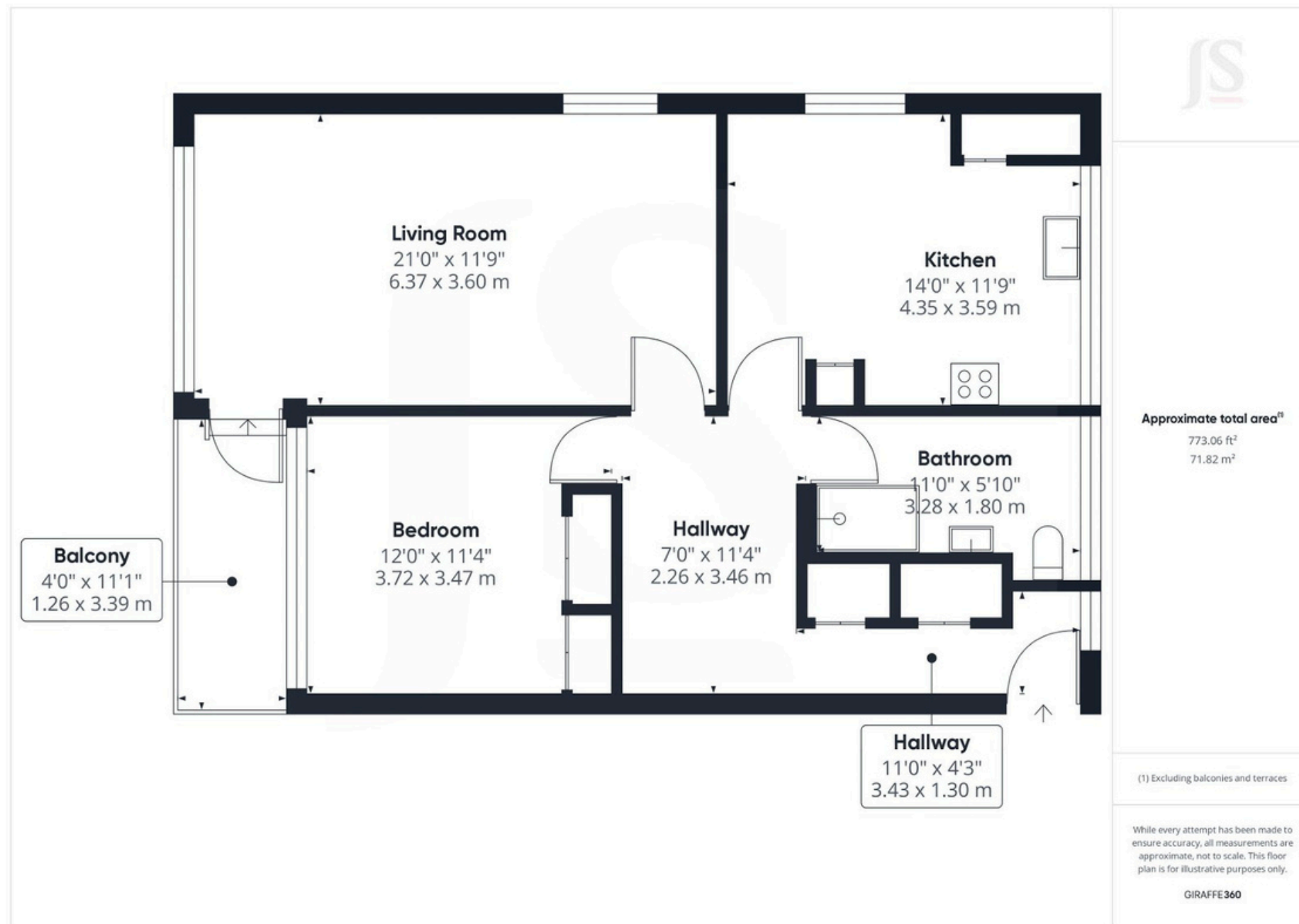
Lease: Approx. 125 years

Service Charge: £2800 per annum

Ground Rent: £232 per annum

Council Tax Band: C





Property Details:

Floor area (as quoted by EPC): 82 sqm

Tenure: 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.