



Flat 1, 47 Bruce Avenue, Worthing, BN11 5LA
Guide Price £220,000



We are pleased to be able to offer a ground floor garden flat to the market. The property offers one bedroom, lounge, kitchen, bathroom and sun room. The apartment benefits from a private rear garden, private entrance and located just a short walk away from Goring Road shopping facilities.



Key Features

- Ground Floor Garden Flat
- One Bedroom
- Private Entrance
- Bathroom
- Fitted Kitchen
- Close to Local Shopping Facilities
- Off Road Parking for One Car
- Long Lease
- Additional WC
- Share of Freehold



1 Bedrooms



1 Bathrooms



1 Reception Rooms

INTERNAL

Private front door leading into the porch with door into the entrance hall with access to an under stairs storage cupboard. To the front of the property there is a bay fronted lounge. The bedroom is located to the rear with access into the bathroom and door leading into the sun room. The kitchen offers wall and base units with built in oven and electric hob, space for fridge/ freezer, space for table and chairs, access to an additional WC and door leading into the sun room. The sun room benefits from space and plumbing for washing machine and tumble dryer and a door leading out to the rear garden.

EXTERNAL

Off road parking for one car to the front. The rear garden has been laid to decking and artificial lawn, timber shed and gate leading out to the side.

LOCATION

In the popular Bruce Avenue, the flat is 0.6 miles from West Worthing train station. Bus routes run on the close by West Worthing high street, which offers eateries, convenience stores, pharmacy and banks. Worthing town centre with its comprehensive shops, restaurants and theatres is approximately 1.4 miles away.

TENURE

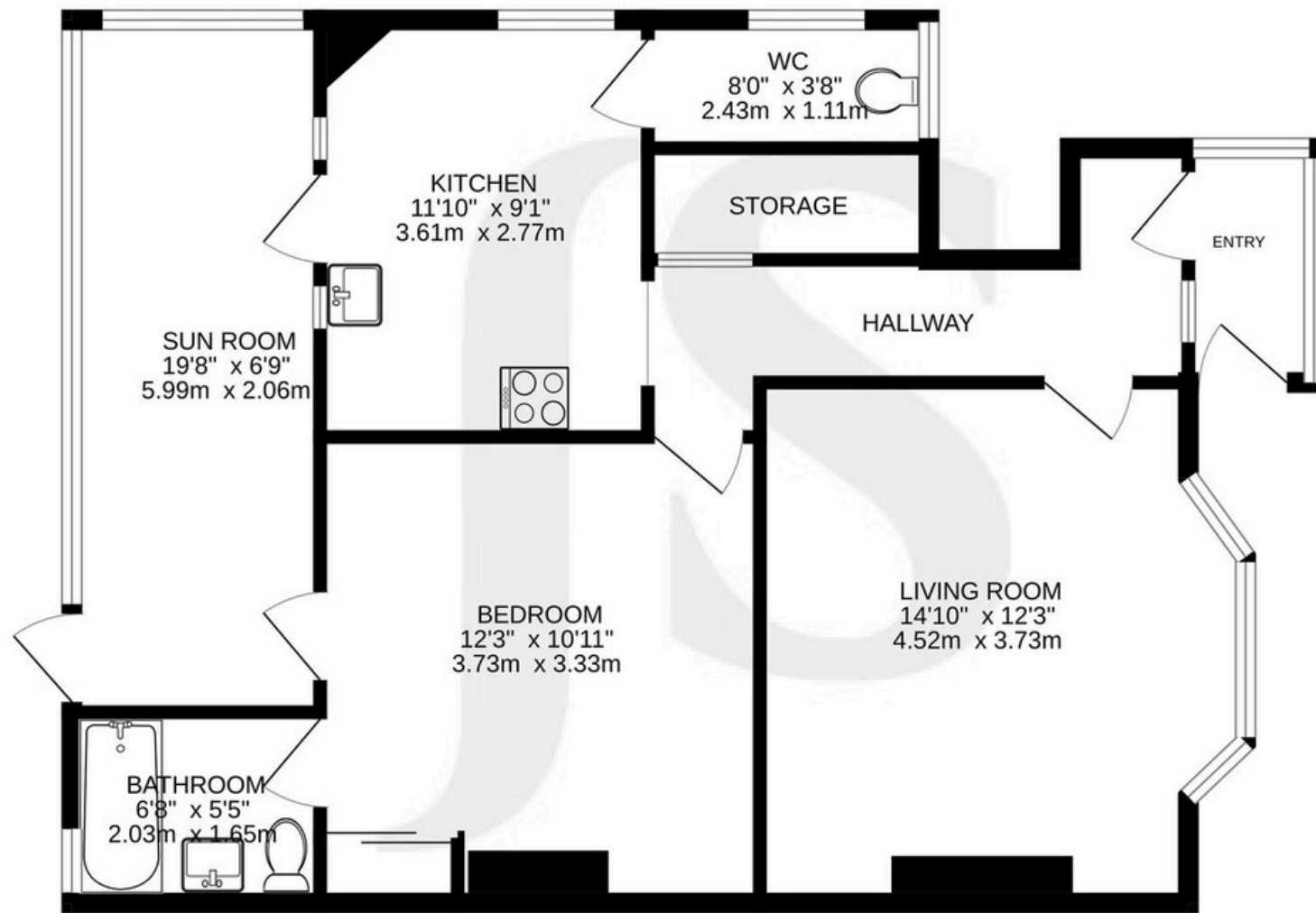
Share of Freehold

Lease: 968 years

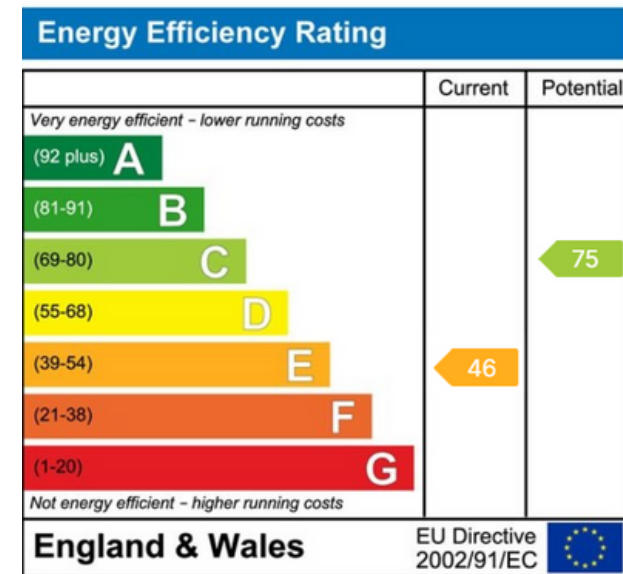
Maintenance as and when with upstairs 50/50



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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Property Details:

Floor area (as quoted by EPC: tbc sqm)

Tenure: Share of freehold & Leasehold

Council tax band:

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.