



6 Willow Court | Grand Avenue | Worthing | West Sussex | BN11 5BJ

Offers In Excess Of **£285,000**





We are delighted to offer for sale this immaculately presented and spacious first floor balcony apartment forming part of this popular residential cul-de-sac on the popular road of Grand Avenue. The property boasts two double bedrooms with built in wardrobes, large west facing lounge/diner, modern fitted kitchen, contemporary bathroom, west facing balcony, garage, off road parking and is sold with no ongoing chain.



## Key features:

- First Floor Balcony Apartment
- Two Double Bedrooms with Built in Wardrobes
- Spacious West Facing Lounge/Diner
- Modern Fitted Kitchen
- West Facing Balcony
- Private Entrance
- Garage & Off Road Parking
- Freehold
- Buy to let Investors Only Current Tenant Pays

£1325 PCM

 2 Bedrooms

 1 Bathroom

 1 Living Room

**INTERNALLY** A private front door opens to an entrance lobby with a large storage cupboard and stairs to the first floor landing. The landing is exceptionally spacious and has access to all rooms with a further large storage cupboard. The west facing lounge/diner measures an impressive 16'9" x 16' making this a large and light room with plenty of space for both lounging and dining. In addition there is access via sliding doors to a glazed west facing balcony with space for a small table and chairs. The kitchen has been recently renovated with modern dove grey shaker style units, laminate wood worksurfaces with space and provisions for white goods. Both bedrooms can comfortably fit double beds and boast built in wardrobes with the master measuring a generous 14'3" x 12'2". The contemporary shower room has been fitted with a white suite including a walk-in shower cubicle, toilet and hand wash basin.

**EXTERNALLY** The apartment benefits from a private west facing balcony which offers enough space for a small table and chairs. Located a few metres from the apartment in a secure compound is a brick built garage with an up and over door with space for two vehicles in front.

**SITUATED** In a quiet cul de sac off the desirable address of Grand Avenue, Willow Court is located 350 yards from West Worthing train station and regular bus routes run further down the road. West Worthing high street with amenities including pharmacy, convenience stores, coffee shops and eateries is 0.5 miles away. Worthing town centre with its comprehensive shops, restaurants and theatres is approximately 1.3 miles away.

**TENURE** Tenure: Freehold

Maintenance: As and when required between 4 flats

Ground Rent: Nil

**COUNCIL TAX BAND B**

**ENTRANCE LOBBY**

**LANDING**

**LOUNGE/DINER** 16' 9" x 16' (5.11m x 4.88m)

**KITCHEN** 11' 6" x 7' 5" (3.51m x 2.26m)

**BEDROOM ONE** 14' 3" x 12' 2" (4.34m x 3.71m)

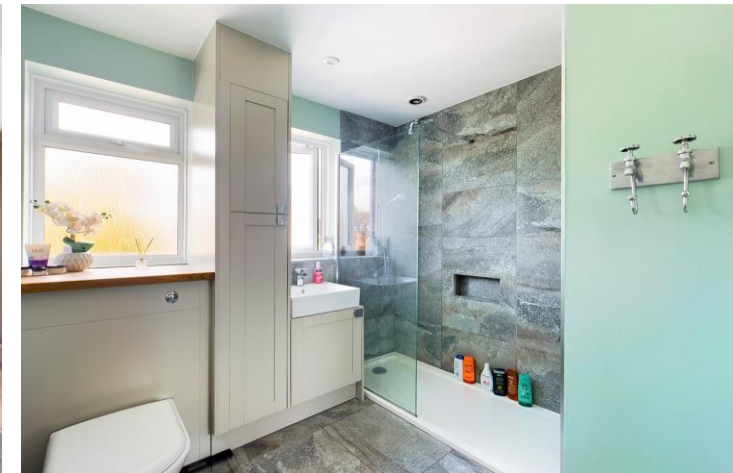
**BEDROOM TWO** 12' 6" x 9' 10" (3.81m x 3m)

**SHOWER ROOM** 8' x 7' 3" (2.44m x 2.21m)

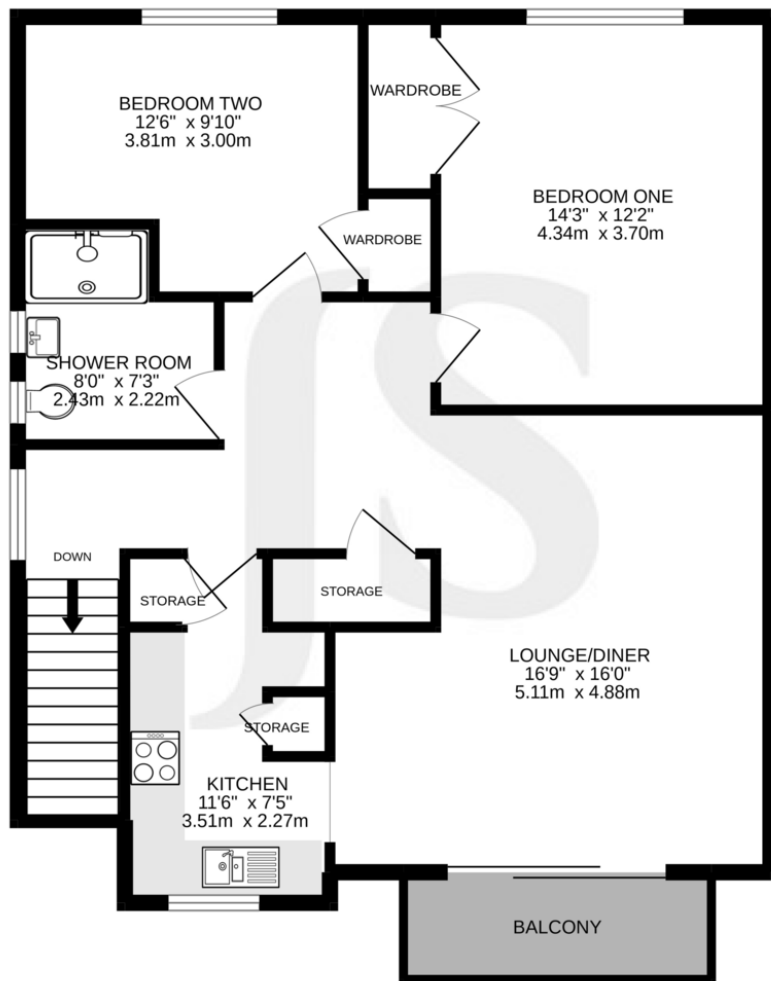
**BALCONY**

**GARAGE**

**OFF ROAD PARKING**



## FIRST 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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EPC TO FOLLOW

## Property Details:

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.