



Winchelsea Court, Winchelsea Gardens, Worthing, BN11 5NU

Guide Price of £300,000





We are delighted to offer a ground floor apartment to the market. The property offers three double bedrooms, fitted kitchen, south facing lounge, two balconies, modern shower room and separate WC. The apartment benefits from being just across the road from Marine Gardens and only 200 yards away from Worthing Seafront.





## Key Features

- Ground Floor Apartment
- Three Bedrooms
- South Facing Lounge
- Fitted Kitchen
- Two Balconies
- 200 Yards From Worthing Seafront
- Marine Gardens Opposite the Apartment
- Underground Storage Cupboard
- Long Lease & Share of Freehold
- Chain Free



**2 Bedrooms**



**1 Bathrooms**



**1 Reception Rooms**

### INTERNAL

Communal front door with security entry phone system, front door leading into the entrance hall with access to storage cupboards. The property offers three double bedrooms. The primary bedroom is a very good size and benefits from built in wardrobes and access to the balcony. The lounge is south facing and offers a fire surround, south facing window and a door leading out to the south facing balcony. The fitted kitchen offers wall and base units, space for fridge/ freezer, sink, drainer, space for washing machine and door leading out to the rear. The shower room has been re fitted to offer a walk in shower, wash hand basin and fully tiled walls. The WC is located just next door to the WC.

### EXTERNAL

South facing balcony with views towards Marine Gardens. There is also an east/ south facing balcony just off the primary bedroom. The apartment also benefits from a underground storage cupboard.

### LOCATION

Located in the desirable Winchelsea Gardens development, the flat is positioned next to the Marine Gardens and bowling green, and a short walk through the gardens leads you to the seafront. Bus routes are accessible from the seafront and close by on Grand Avenue. Goring Road shopping area, offering convenience stores, eateries and coffee shops is located 0.5 miles away. Worthing town center with its comprehensive shops, restaurants and theatres is approximately 1.5 miles away.

### TENURE

Share Of Freehold

Lease: 144 years

Service Charge: £958 per quarter, includes hot water and heating.



To book a viewing contact us on: 01903 506080 | [westworthing@jacobs-steel.co.uk](mailto:westworthing@jacobs-steel.co.uk) | [jacobs-steel.co.uk](http://jacobs-steel.co.uk)



