



Flat 32, Cardinal Court, Grand Avenue, Worthing, BN11 5NL

Guide Price £225,000





We are delighted to offer a one bedroom, second floor apartment situated in the sought after development of Cardinal Court, Grand Avenue. The property offers lounge/ dining room, kitchen and bathroom. The apartment benefits from being within walking distance to Worthing Seafront and local bus routes nearby on Grand Avenue.





## Key Features

- Second Floor Apartment
- One Double Bedroom
- Kitchen
- East Facing Balcony
- Long Lease
- In Need Of Work
- Bathroom
- Storage Cupboard
- Secure Underground Parking
- 0.7 Miles From West Worthing Railway Station



**1 Bedrooms**



**1 Bathrooms**



**1 Reception Room**

### INTERNAL

Communal front door with security entry phone system, leading into the entrance hall with stairs and passenger lift rising to the second floor. Front door opening into the entrance with access to all rooms. The property benefits from access to a large storage cupboard with lighting and access to the airing cupboard. The kitchen offers wall and base units with spaces for all appliances, sink and drainer. The lounge is a good size and benefits from access to the balcony via a double glazed sliding door. The bedroom measures 14'5ft x 10'6ft and benefits from built in wardrobes. The bathroom comprises of bath, electric shower above, wash hand basin and WC.

### EXTERNAL

The property benefits from a east facing balcony with views down tree-lined Grand Avenue towards the Seafront. There are well kept communal gardens surrounding the development and there is an allocated parking space in the secure undercroft car park with a passenger lift rising to the second floor.

### LOCATION

In the popular development of Cardinal Court, close to West Worthing seafront and 0.7 miles from West Worthing train station. Bus routes run on close by Pevensey Road & Grand Avenue Goring Road Shopping Facilities with its eateries, convenience stores, banks and pharmacy is near by. Worthing town centre with its comprehensive shop, restaurants and theatres is approximately 1 mile away. Worthing Seafront and Marine Gardens are both approximately 0.3 miles away from the property.

### TENURE

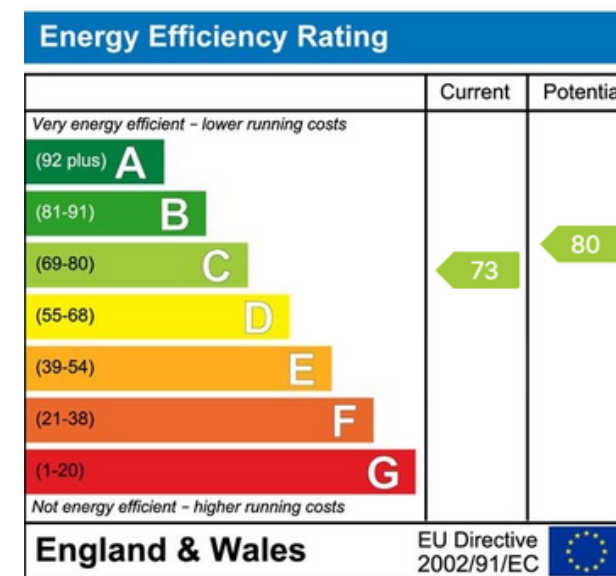
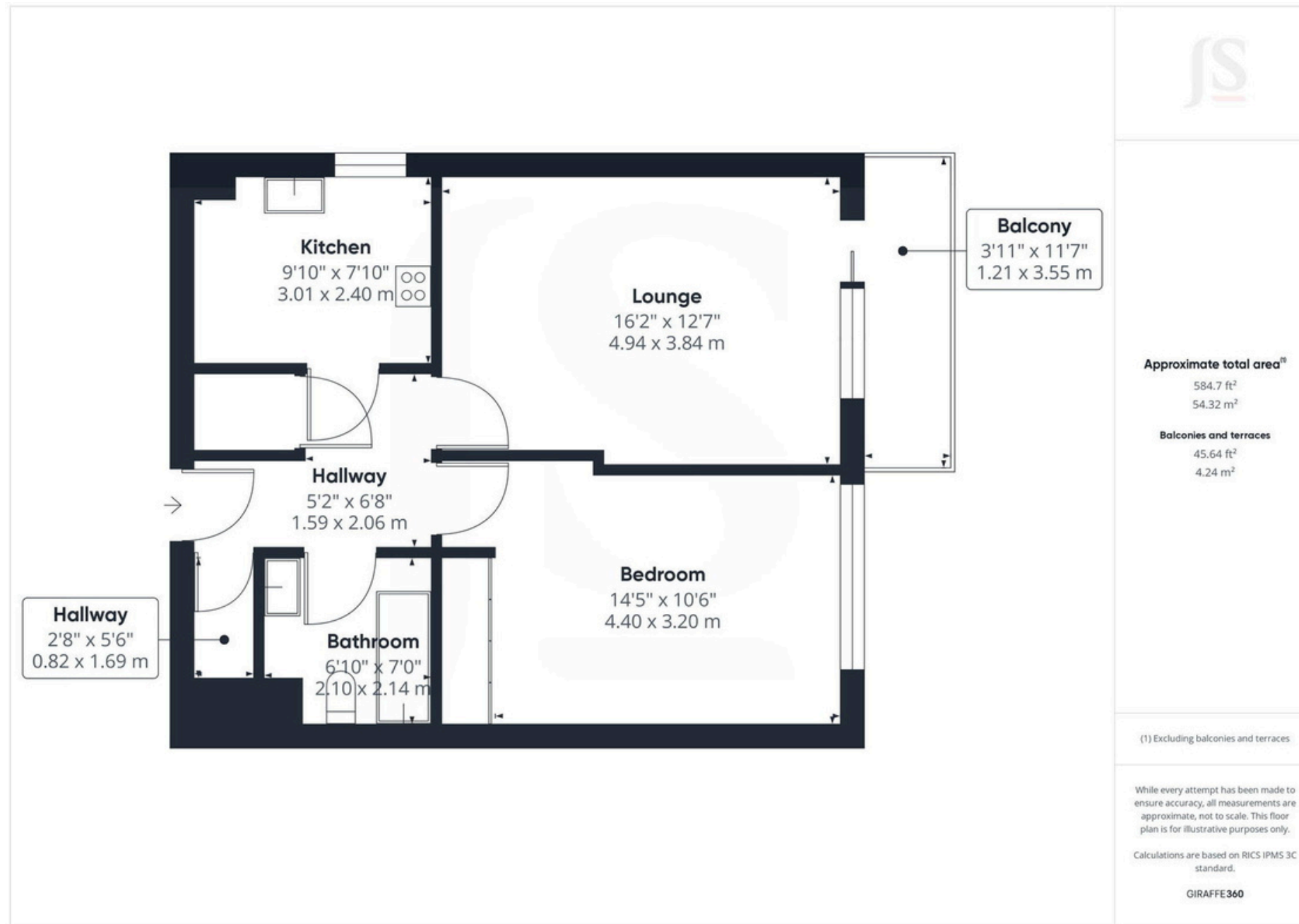
Lease: 950 years remaining

Service Charge:

Ground Rent:







## Property Details:

Floor area (as quoted by EPC: TBC sqm)

Tenure: Freehold

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.