



Sussex Mews, West Avenue, Worthing, BN11 5BG
Asking Price of £325,000



We are delighted to offer for sale this rarely available and spacious first floor maisonette situated on the popular West Avenue close to local shops, amenities and seafront. The property boasts two double bedrooms, two ensuite bathrooms, open plan kitchen/lounge/diner, private entrance and is sold with no ongoing chain.



Key Features

- First Floor Maisonette
- Private Entrance
- Two Double Bedrooms
- Two Ensuite Bathrooms
- Open Plan Kitchen/ Lounge/ Diner
- Separate WC
- Allocated Parking Space
- Close To Goring Road Shops & Transport Links
- No Ongoing Chain



Bedrooms



2 Bathroom



1 Reception Rooms

INTERNAL

Private front door leading into the entrance with stairs rising to the first floor landing. On the first floor there is a separate WC, storage cupboard and door leading into the 21'1ft open plan, kitchen/ lounge/ dining room. The kitchen area has modern storage cupboards with integrated eye level oven, washing machine, dishwasher, electric hob and 1&1/2 bowl sink drainer. On the second floor bedroom one has built in wardrobes and storage cupboard housing the boiler, bedroom one also benefits from an ensuite shower room which comprises of panelled bath, walk-in shower cubicle, wash hand basin and WC; there is also a door leading to the eaves storage. Bedroom two has a door into the eaves storage and also has an ensuite shower room which comprises of a walk in shower cubicle, wash hand basin and WC.

LOCATION

in the sought after area of West Worthing the property is less than 800 metres from West Worthing seafront. Bus routes run along Mill Road and West Worthing high street with its coffee shops, convenience stores, pharmacy and banks is at the top of the road. Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is just under 1.4 miles away and the nearest station is West Worthing, which is just under a mile away

EXTERNAL

Allocated parking space and well kept and tree lined surrounding the development.

TENURE Service Charge: £300 per annum Ground Rent: £100 per annum Lease: 118 years remaining.

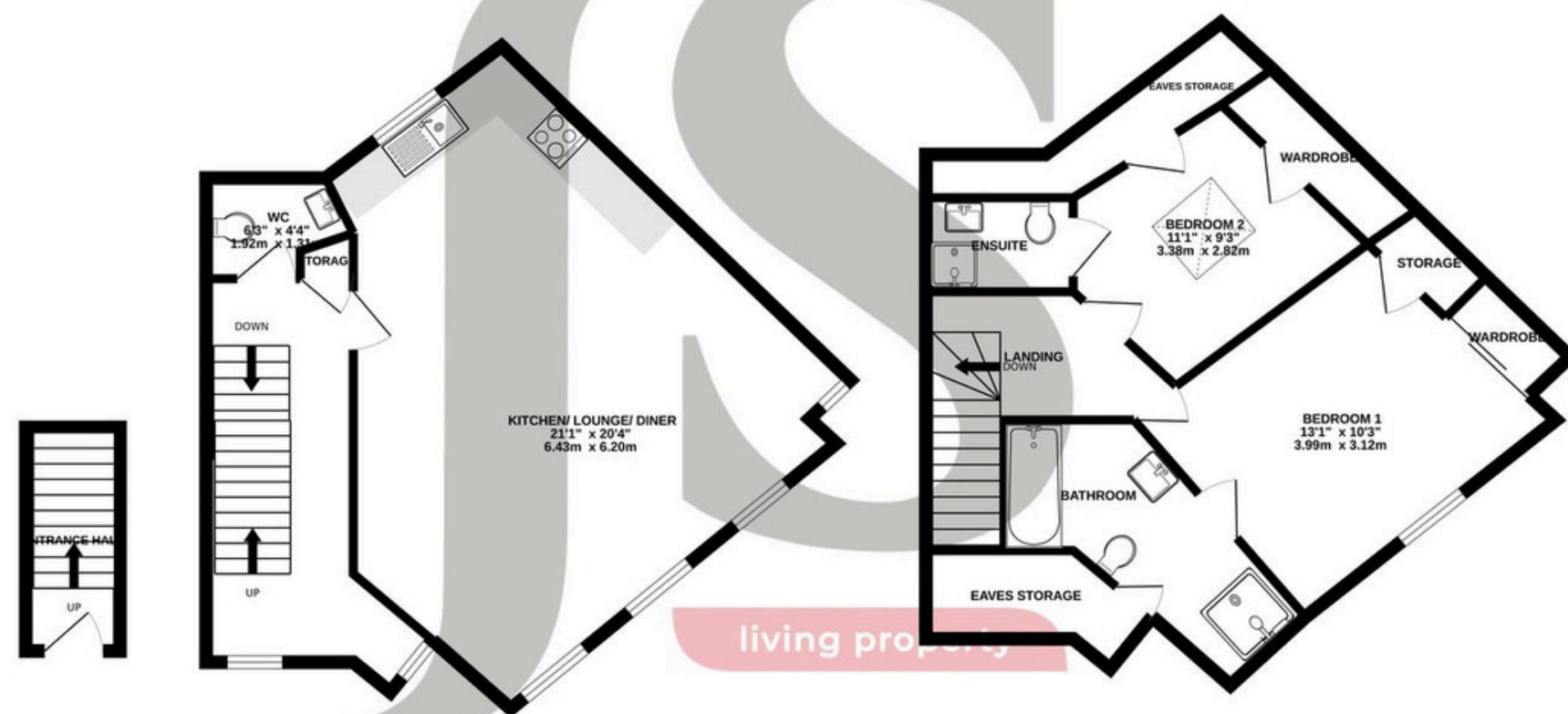


To book a viewing contact us on: 01903 506080 | westworthing@jacobs-steel.co.uk | jacobs-steel.co.uk

GROUND FLOOR

1ST FLOOR

2ND FLOOR



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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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Property Details:

Floor area (as quoted by EPC: 98 sqm

Tenure:Leasehold

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.

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