



Queensborough Court, 90, Grand Avenue, Worthing, BN11 5BP  
Asking Price £375,000



We are delighted to present this well presented, top-floor flat, ideally located in the highly desirable Queensborough Court at the northern end of Grand Avenue. The apartment boasts two spacious double bedrooms, a bright lounge/dining room, a modern fitted kitchen, an en-suite bathroom and a separate guest bathroom. Additional features include a garage located to the rear and convenient access to local transport links.



## Key Features

- Top Floor Apartment
- Two Double Bedrooms
- West Facing Lounge/ Dining Room
- Modern Re-Fitted Kitchen
- Guest Bathroom & En-Suite Bathroom
- Garage & Residents Parking
- Share Of Freehold
- West Facing Balcony
- Close To Local Transport Links
- CHAIN FREE



**3 Bedrooms**



**1 Bathrooms**



**2 Reception Room**

### INTERNAL

Accessed via a secure entry phone system, the communal hallway leads to stairs rising to the second floor. The spacious hallway features both a double cupboard and an airing cupboard for additional storage. The expansive 17ft dual-aspect lounge/diner is flooded with natural light, thanks to a striking arched west-facing window that offers views of Grand Avenue. The second bedroom opens onto a private west-facing balcony. The generously sized primary bedroom also enjoys dual aspects, complete with fitted wardrobes and an en-suite bathroom. A stylish bathroom is located off the hallway for convenience. The newly refitted kitchen boasts sleek modern cabinetry, a built-in eye-level oven, integrated appliance spaces, a sink with drainer, an electric hob, and a breakfast bar – perfect for casual dining or entertaining

### LOCATION

Situated in the sought-after Grand Avenue, Queensborough Court is just 350 yards from West Worthing train station, with bus routes running along Grand Avenue for added convenience. West Worthing High Street, offering a variety of eateries, convenience stores, and shops, is only 0.4 miles away. For a wider selection of shops, restaurants, and theatres, Worthing town centre is approximately 1.3 miles away.

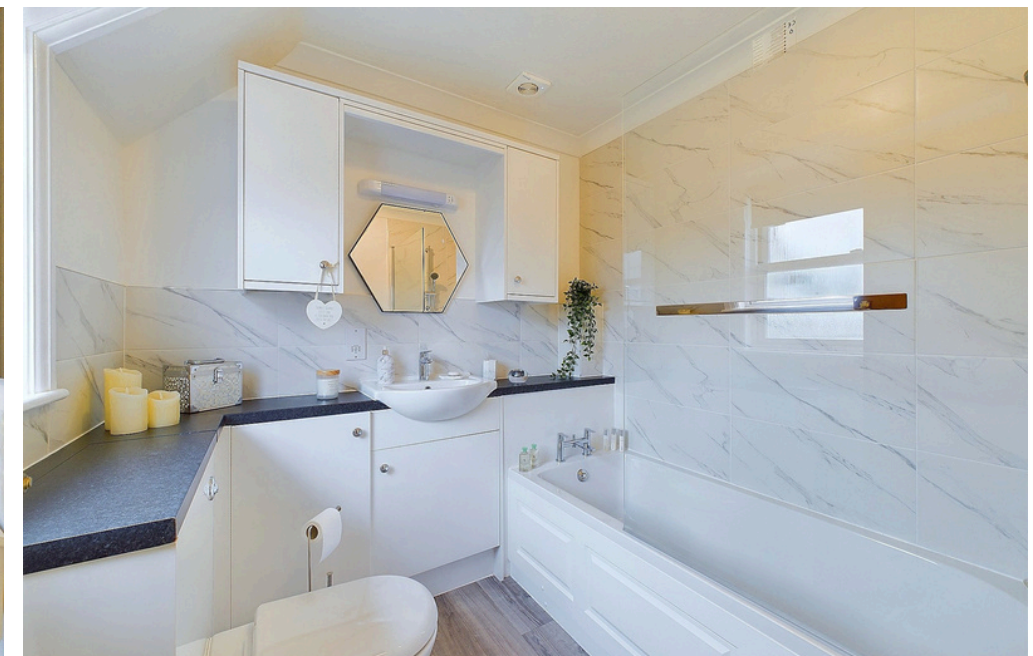
Tenure: Share of freehold & leasehold

93 Years remaining.

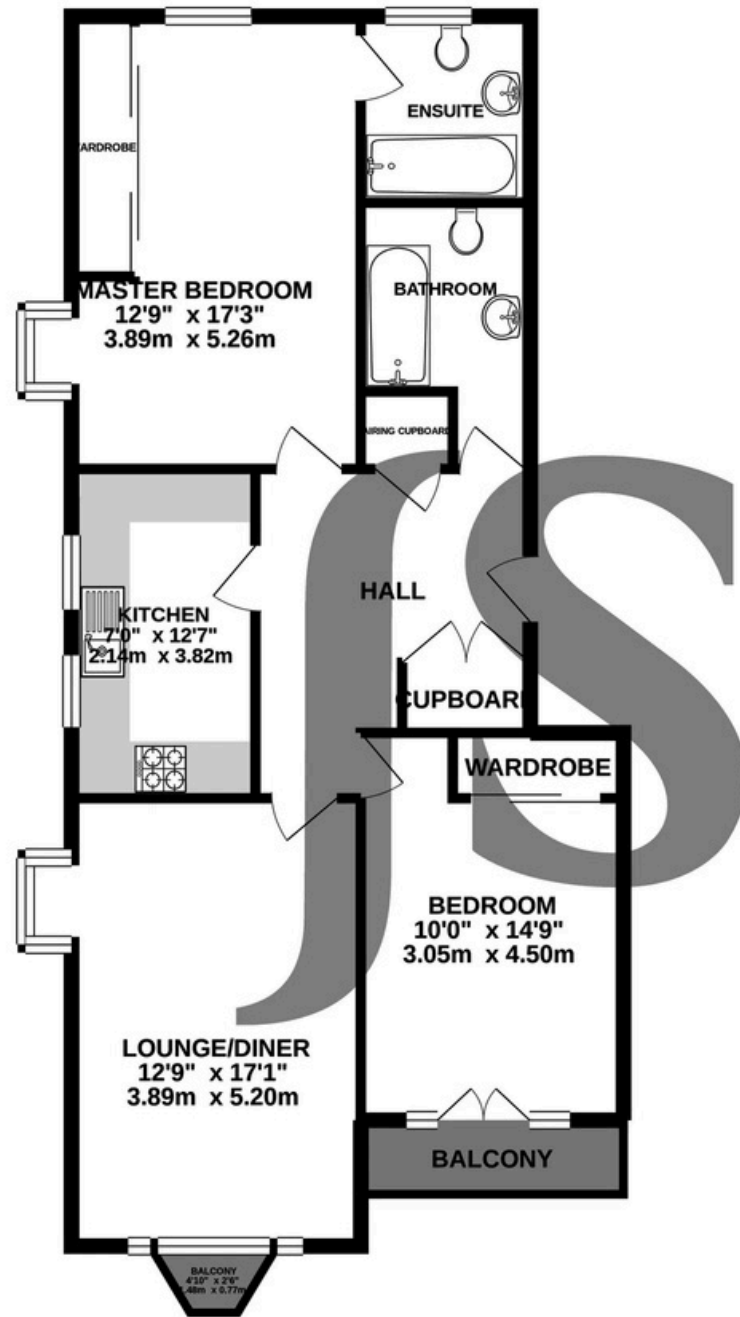
Service Charge: £130 per month, £1560 per year

### EXTERNAL

Queensborough Court is set within beautifully maintained, expansive grounds, with lush gardens surrounding the development. To the rear of the property, you'll find a garage with an up-and-over door and electric connection, conveniently located just in front of the communal entrance (No. 6).



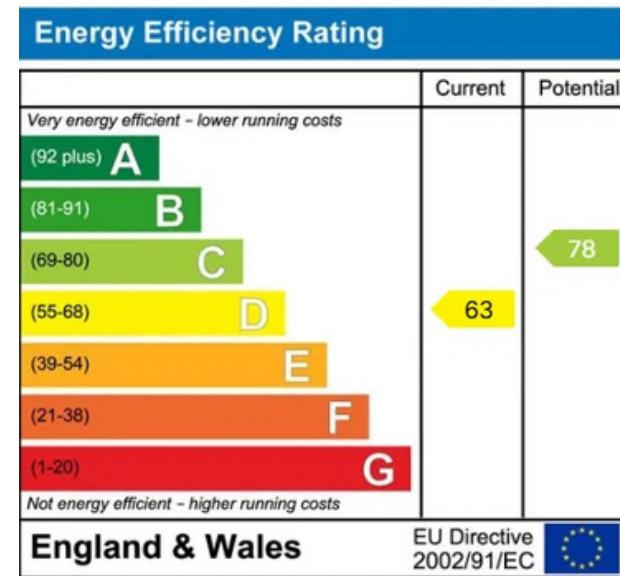
GROUND FLOOR  
852 sq. ft. (79.2 sq. m.) approx.



TOTAL FLOOR AREA : 852 sq. ft. (79.2 sq. m.) approx.

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. It is not intended to be used as a contract. 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.

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.



## Property Details:

Floor area (as quoted by EPC): 117 sqm

Tenure: freehold

Council tax band: D