



**Flat 8, Maple Court, Wallace Avenue, Worthing, BN11 5PZ**  
**Asking Price Of £195,000**



We are pleased to offer to the market a first floor apartment. The property offers one double bedroom, fitted kitchen, lounge/dining room, balcony, bathroom and WC. The property benefits from a long lease and garage in the compound. The apartment is situated just a short walk away from Goring Road Shops, Worthing seafront is 0.9 miles away from the property at the end of Wallace Avenue.



## Key Features

- First Floor Purpose Built Flat
- One Bedroom
- Lounge/ Dining Room
- Fitted Kitchen
- Garage In Compound
- Balcony
- 0.9 Miles To Worthing Seafront
- Goring Road Shopping Facilities Close By
- Long Lease



**1 Bedrooms**



**1 Bathroom**



**1 Reception Rooms**

### INTERNAL

A communal front door leads into the entrance hall, with stairs rising to the first floor. The front door opens into a welcoming entrance hall, providing access to all rooms and a generous storage cupboard. The spacious lounge/dining room benefits from dual-aspect windows, a door leading out to the balcony, and access to the fitted kitchen. The kitchen is equipped with a built-in oven, an electric hob, space for all necessary appliances, and a sink with a drainer. The property includes one double bedroom, which features built-in wardrobes for ample storage. The bathroom is fitted with a bath and shower overhead, a glass screen, and a wash hand basin. The WC is conveniently located just next to the bathroom. The property benefits from new flooring throughout the property.

### EXTERNAL

Non allocated residents parking. Garage located to the rear in the garage compound.

### LOCATION

Located in the highly sought-after area of West Worthing, this property is less than 0.9 miles from West Worthing seafront. Bus routes run along Wallace Avenue, and the Goring Road shopping facilities, with its coffee shops, convenience stores, pharmacy, and banks, is just a few metres away from the property. Worthing town centre, offering a wide range of shopping amenities, restaurants, pubs, cinemas, theatres, and leisure facilities, is just under 1.5 miles away. The nearest station, West Worthing, is conveniently located just under a mile from the property.

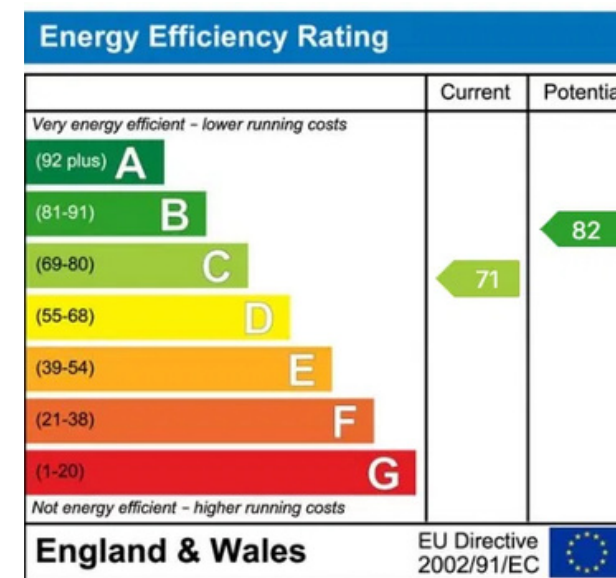
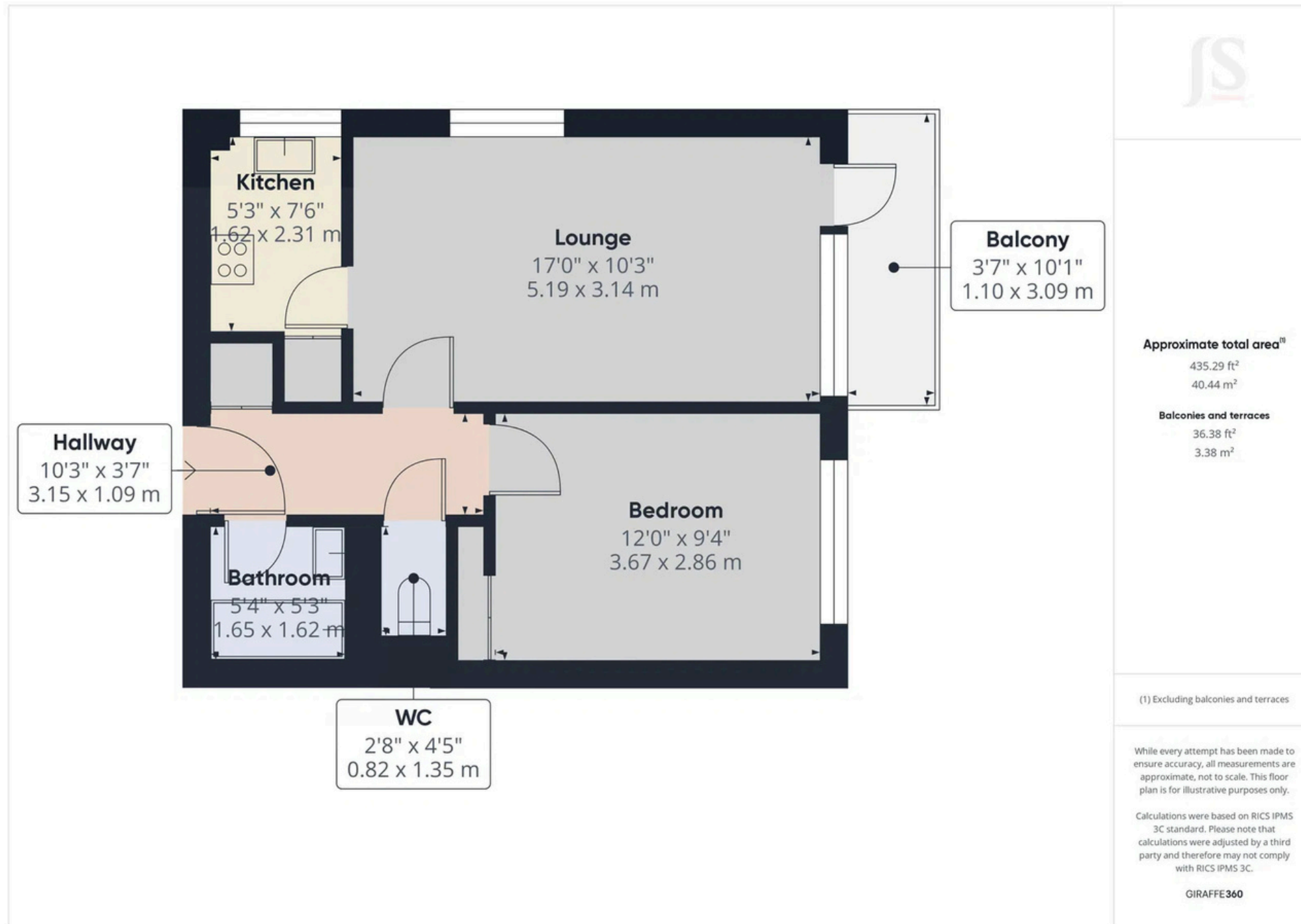
### TENURE

Service Charge: £1195.90 per annum.

Ground Rent: £250 per year.

Lease: 119 years remaining





## Property Details:

Floor area (as quoted by EPC): 43 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.