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Key Features

- Ground floor one-bedroom flat in sought-after West Worthing location
- Spacious double bedroom with built-in wardrobe space and shelving
- Bright and generous lounge/diner
- Separate fitted kitchen with range of base units
- Fully tiled bathroom with panel-enclosed bath, wash basin, WC and towel rail
- Entrance hallway with useful storage cupboards
- Large wraparound communal gardens
- Garage located in compound
- Non-allocated residents' parking and no onward chain
- Council Tax Band B | EPC Rating D

We are delighted to offer this spacious ground floor double bedroom flat situated in the heart of West Worthing, ideally positioned close to local shops, parks, regular bus routes, and within easy reach of West Worthing mainline station and Worthing seafront. The property is offered with no onward chain and benefits from well-proportioned accommodation throughout, making it an ideal first-time purchase, investment opportunity, or downsizing option.

This well-presented ground floor flat offers generous and versatile living space in a highly convenient West Worthing location. The accommodation comprises a welcoming entrance hallway with useful storage cupboards, a spacious double bedroom featuring built-in wardrobe space and shelving, and a fully tiled bathroom fitted with a panel-enclosed bath, wash basin, towel rail, and WC.

The property further benefits from a bright and spacious lounge/diner, providing an excellent space for both relaxation and entertaining. Off the lounge is a well-appointed kitchen with a range of base units and work surfaces.

Externally, the property enjoys access to large wraparound communal gardens, a garage in a compound, and non-allocated residents' parking. Offered for sale with no onward chain, this property represents a fantastic opportunity in a sought-after residential area.

Tenure

Leasehold with 135 years remaining.
Service Charge: £1,106.45 per annum.



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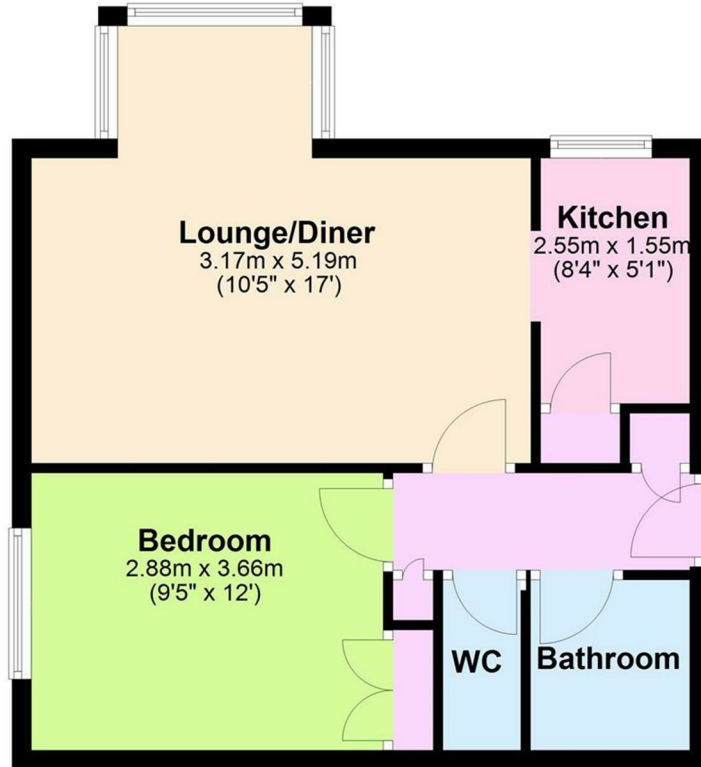
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Floor Plan West Avenue

Floor Plan

Approx. 44.8 sq. metres (482.6 sq. feet)



Total area: approx. 44.8 sq. metres (482.6 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(81 plus) A		
(81-91) B			(69-80) B		
(69-80) C			(55-68) C		
(55-68) D			(39-54) D		
(39-54) E			(21-38) E		
(21-38) F			(1-20) F		
(1-20) G			Not environmentally friendly - higher CO ₂ emissions		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
		77			57
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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