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## Description

We are delighted to offer this well presented two bedroom first floor apartment, ideally located on Worthing's prestigious Grand Avenue. Just moments from the beach, the property is perfectly positioned within easy reach of the town centre's shops, restaurants, parks, schools, bus routes, and West Worthing railway station.

The accommodation comprises a bright and spacious lounge, a fitted kitchen, two generous double bedrooms, and a bathroom. Further benefits include double glazing, gas fired central heating, and a large loft space offering excellent potential for conversion, subject to the necessary consents.

## Key Features

- First Floor Apartment
- Spacious Lounge
- Double Glazing
- Large Loft Space with Potential to Convert
- Two Double Bedrooms
- Grand Avenue Location
- Gas Fired Central Heating
- Council Tax Band C





Frosted uPVC double glazed door to:

#### **Hallway**

Frosted leaded light double glazed windows, radiator, cloak room cupboard with hanging and shelves and sliding doors and stairs to:

#### **First Floor Landing**

Coving, loft hatch, Nest wall mounted thermostat, telephone entry phone, and attractive stained glass window, pre-lagged copper cylinder with slatted shelving. Loft hatch with access to large loft space offering excellent potential for conversion, subject to the necessary consents.

#### **Lounge**

**5.70 x 4.05 (18'8" x 13'3")**

Large bow double glazed window with easterly aspect, two radiators, dado rail, picture rail, ceiling rose, Adams style fire surround with marble effect insert and hearth, and four wall light points.

#### **Kitchen**

**3.34 x 3.05 (10'11" x 10'0")**

Range of fitted base and wall units, roll top working surfaces incorporating a one and a half bowl sink with

mixer tap, fitted electric oven and fridge/freezer, space and plumbing for washing machine, tiled splashbacks, two double glazed windows, radiator, space for breakfast table and cupboard enclosed Worcester boiler.

#### **Bedroom One**

**4.70 x 3.70 (15'5" x 12'1")**

Double glazed window, two radiators, dado rail, panelled ceiling, ceiling rose, wall light points, fitted bedside wardrobes with hanging and storage over.

#### **Bedroom Two**

**3.77 x 3.06 (12'4" x 10'0")**

Double glazed window to front, radiator, coving and ceiling rose and storage cupboards

#### **Bathroom**

Tiled bathroom with tiled enclosed bath with mixer tap and shower attachment, low flush WC, pedestal wash hand basin, covered radiator, frosted double glazed window, decorative coving and fitted vanity storage units.

#### **Tenure**

Freehold



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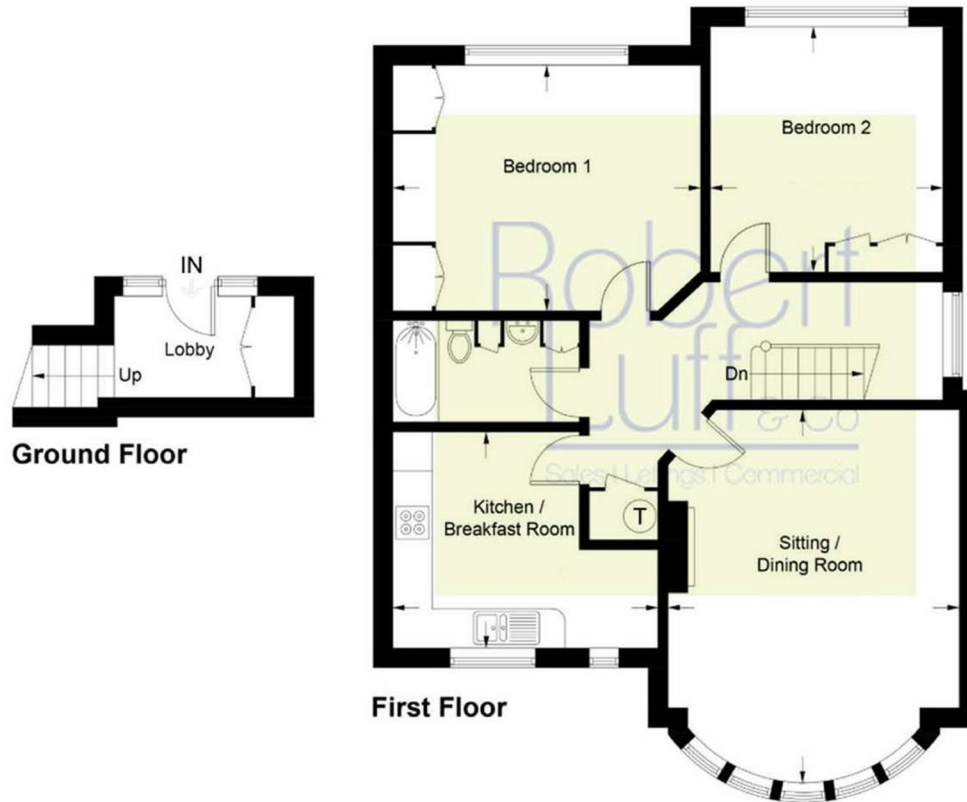
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## Floor Plan Grand Avenue

Approximate Gross Internal Area = 90.7 sq m / 976 sq ft



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