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C



Description

We are delighted to offer this well-presented two-bedroom ground floor flat in the popular West Worthing/Elm Grove area. Conveniently located close to local shops, parks, bus routes, the mainline station, West Worthing shops, and Worthing seafront, this property offers a spacious and practical layout, ideal for first-time buyers, couples, or investors.

Key Features

- Well-presented two-bedroom ground floor flat
- Open-plan kitchen, lounge, and dining area
- West-facing bay window in main bedroom and lounge
- Modern kitchen with integrated appliances
- Family bathroom with separate bath and rainfall shower
- Large storage cupboard
- Well-maintained communal gardens
- Allocated parking space
- Close to shops, seafront, parks, bus routes, and mainline station
- EPC Rating C | Council Tax Band C





Property Description

The property features a spacious open-plan kitchen, lounge, and dining area, perfect for modern living. The wood-effect kitchen is fitted with a four-ring gas hob, electric oven, stainless steel extractor, half-size dishwasher, washing machine, and bucket sink, with plenty of space for a sofa, dining table, and additional furniture. The lounge benefits from a west-facing bay window.

There are two double bedrooms. The main bedroom has space for a bed and storage and features a west-facing bay window, while the second bedroom accommodates a bed, wardrobe, and desk, with a double-glazed window at the end of the hallway.

The family bathroom includes a tiled bath, separate rainfall shower, heated towel rail, WC, basin, and a large storage cupboard.

Externally, the property enjoys well-maintained communal gardens, an allocated parking space, and a secure key-coded shed to the rear, available for the use of the buyer. The current owner has invested approximately £11,000 on external improvements, enhancing the building's appearance and upkeep.

This is a leasehold property with 100 years remaining, with a service charge of £1,700 per annum, providing security and clarity for potential buyers.



Floor Plan West Avenue

Floor Plan

Approx. 53.3 sq. metres (573.5 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
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.

Robert
Luff & Co