



**JAMES & JAMES**  
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BUYING | SELLING | LETTINGS | MORTGAGE ADVICE



Wessex Court

2 Wessex Court  
Worthing, BN11 4BP

Guide price £250,000



## 2 Wessex Court Worthing, BN11 4BP

James & James Estate Agents are delighted to bring to the market this spacious CHAIN FREE first floor two bedroom apartment in a convenient location being close to the Town & beach.

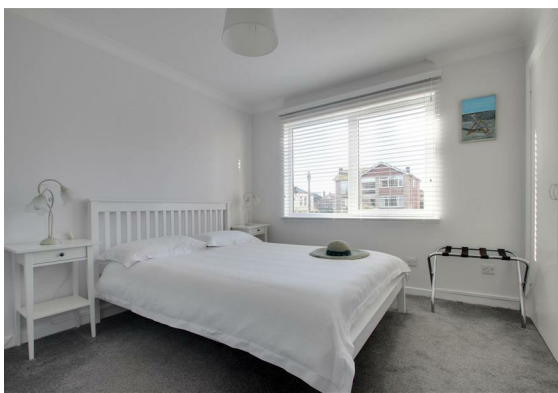
Located in the heart of Worthing Town centre in Tennyson Road, a Roffey Homes Development, Wessex Court is a short walk to the main high street with its array of shops, cafes and restaurants.. Worthing mainline station is within easy reach and Worthing's popular seafront promenade is approximately a five minute walk from the property.

In brief the accommodation comprises security entry system to communal entrance, passenger lift/stairs to first floor, entrance hall of apartment, double aspect lounge with West facing balcony, double bedrooms, kitchen, bathroom, wc. Externally there are communal gardens.

In our opinion viewing essential to appreciate both the generous size and excellent presentation of this sought after Town centre property.

- First Floor Apartment
- Two Double Bedrooms
- Double Aspect Lounge
- Fitted Kitchen
- West Facing Balcony
- Long Lease
- CHAIN FREE
- Fantastic Town Centre Location

### Communal Entrance Hall





Passenger Lift/Stairs To First Floor

Entrance Hall

Dual Aspect Lounge  
21'2 x 14'1 (6.45m x 4.29m)

Wes Facing Balcony

Kitchen Breakfast Room  
11'9 x 10'1 (3.58m x 3.07m)

Bedroom One  
12'9 x 11'6 (3.89m x 3.51m)

Bedroom Two  
11'6 x 9'10 (3.51m x 3.00m)

Bathroom

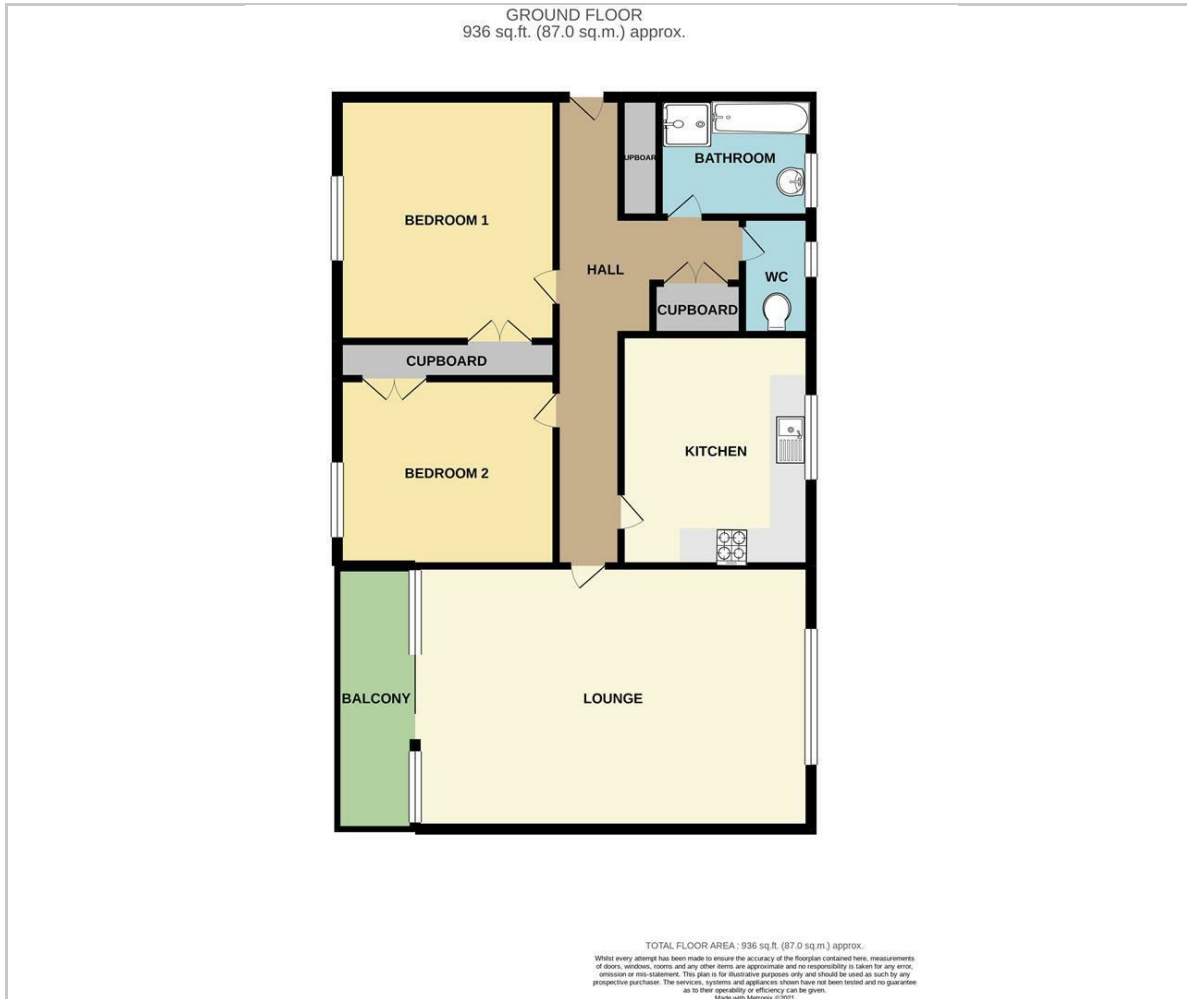
WC

Outside

Communal Garden



## Floor Plan



## Viewing

Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

