



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



24 Norfolk Court Victoria Park Gardens

, Worthing, BN11 4ED

Asking price £220,000

Leasehold Council Tax Band B



Offered for sale with NO ONWARD CHAIN is this charming two bedroom, ground floor, purpose build apartment close to the town centre enjoying French doors opening onto a patio facing well maintained communal gardens.

In brief, the accommodation comprises a communal entrance hall leading to the flat entrance, which has two floor to ceiling storage cupboards. There is a lounge diner, two double bedrooms, modern shower room with separate w/c, and a fitted kitchen. Externally there are communal gardens, a patio area and a lock up garage in nearby compound with up & over door.

Other benefits include double glazing and electric central heating.

Situated in Victoria Park Gardens, the property is just a short walk from the town centre and train station. Buses also serve the area.

Service charge - £1700pa (approx)  
Lease years remaining - 166

Communal entrance into entrance hall

Lounge/diner  
16'11 x 11'7 (5.16m x 3.53m)

Bedroom one  
14'2 x 11'5 (4.32m x 3.48m)

Bedroom two  
13'6 x 10'11 (4.11m x 3.33m)





- Kitchen  
13'7 x 7'2 (4.14m x 2.18m)
- Shower room
- Separate w/c
- Patio
- Communal gardens
- Garage with up & over door



## Floor Plan



## Viewing

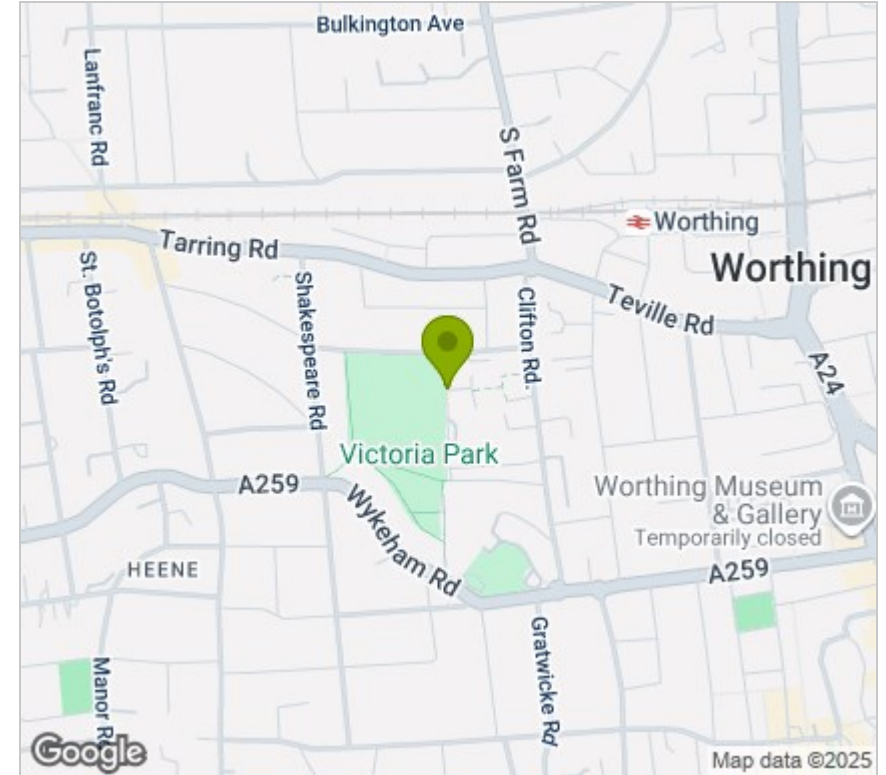
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

