



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

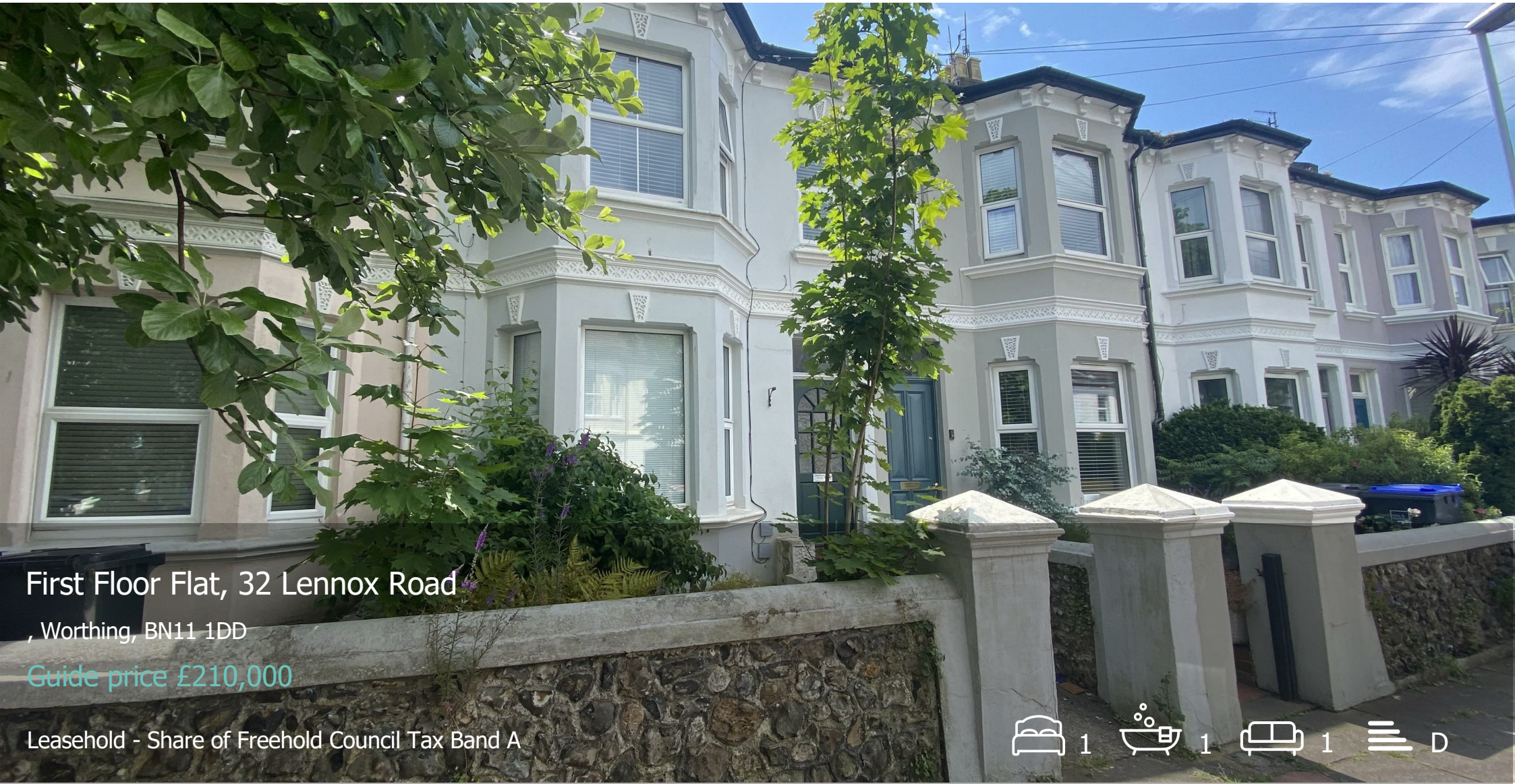
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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



First Floor Flat, 32 Lennox Road

, Worthing, BN11 1DD

Guide price £210,000

Leasehold - Share of Freehold Council Tax Band A



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Ideally located in the heart of Worthing town centre, James & James Estate Agents are pleased to bring to the market this characterful one bedroom first floor flat.

In brief the accommodation comprises communal entrance with stairs to first floor, split level landing, feature bay fronted lounge/diner, double bedroom, separate W.C, bathroom, and a modern fitted kitchen. Other benefits include majority double glazing and gas central heating.

Lennox Road is situated to the Northern part of Worthing town centre, being ideally located to Worthing mainline railway station which is just a short walk away. Worthing mainline railway gives great links to most towns and cities. Buses also serve the area.

In our opinion viewing is essential to fully appreciate both the size and excellent location of this sought after town centre apartment.

Service charge - on an 'as & when' basis  
Lease years remaining - 963

Communal entrance

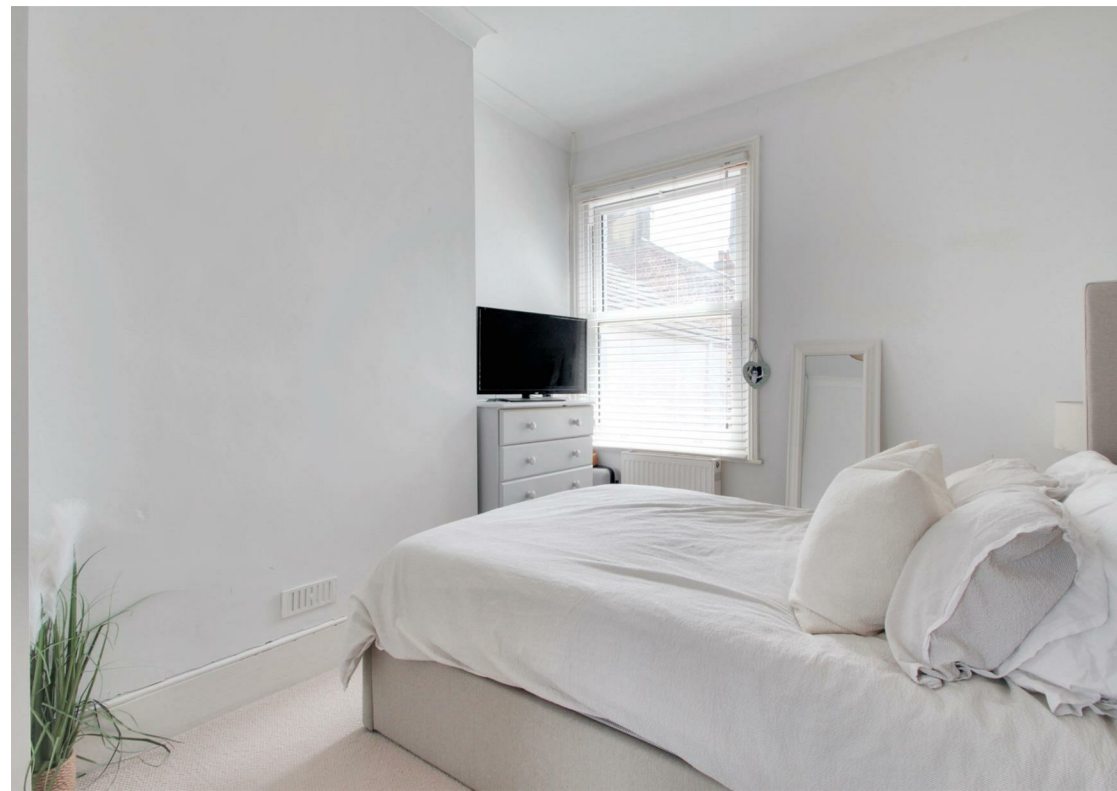
Stairs to first floor

Split level landing

Bay fronted lounge'diner  
14'8 x 14'5 (4.47m x 4.39m)

Double bedroom  
8'5 x 11'7 (2.57m x 3.53m)

Separate W.C.





Family bathroom  
6'10 x 6'6 (2.08m x 1.98m)  
Kitchen/breakfast room  
10'1 x 7'10 (3.07m x 2.39m)  
On street permit parking



## Floor Plan



## Viewing

Please contact our James & James Estate Agents 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

