



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

t: 01903 958770

e: [info@jamesandjamesea.co.uk](mailto:info@jamesandjamesea.co.uk)

119 George V Avenue | Worthing | West Sussex | BN11 5SA

50B Ferring Street | Ferring | West Sussex | BN12 5JP

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24 Norfolk Court Victoria Park Gardens

, Worthing, BN11 4ED

Asking price £240,000

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.

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.

All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.



## Area Map



## Energy Efficiency Graph

