



JAMES & JAMES
ESTATE AND LETTING AGENTS

t: 01903 958770

e: 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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11 Amelia Road

, Worthing, BN11 4GA

Guide price £275,000

Leasehold Council Tax Band B



James & James Estate Agents are delighted to bring to the market this beautifully presented and deceptively spacious two double bedroom and two-bathroom ground floor apartment situated in this historical part of Worthing.

In brief the accommodation comprises spacious entrance hall which could be used as a study area, feature lounge/diner, modern fitted kitchen, two double bedrooms, one with an ensuite shower room and one with an ensuite bathroom.

Other benefits include double glazing and gas central heating, in our opinion internal viewing is considered essential to appreciate the overall size and condition of this beautiful apartment.

Situated in Amelia Road, Worthing town centre is just a short stroll away. The nearest mainline railway station is Worthing giving great access to most major towns and cities. Buses also serve the area.

New 125 year lease
Service charge - £1000pa approx

Private Entrance

Spacious entrance Hall
6'8 x 7'11 (2.03m x 2.41m)

Lounge/diner
15'3 x 16'4 (4.65m x 4.98m)

Modern fitted kitchen
11'10 x 7'1 (3.61m x 2.16m)

Inner Hallway
16'10 x 3'6 (5.13m x 1.07m)





Spacious bedroom One
18'7 x 14'2 (5.66m x 4.32m)

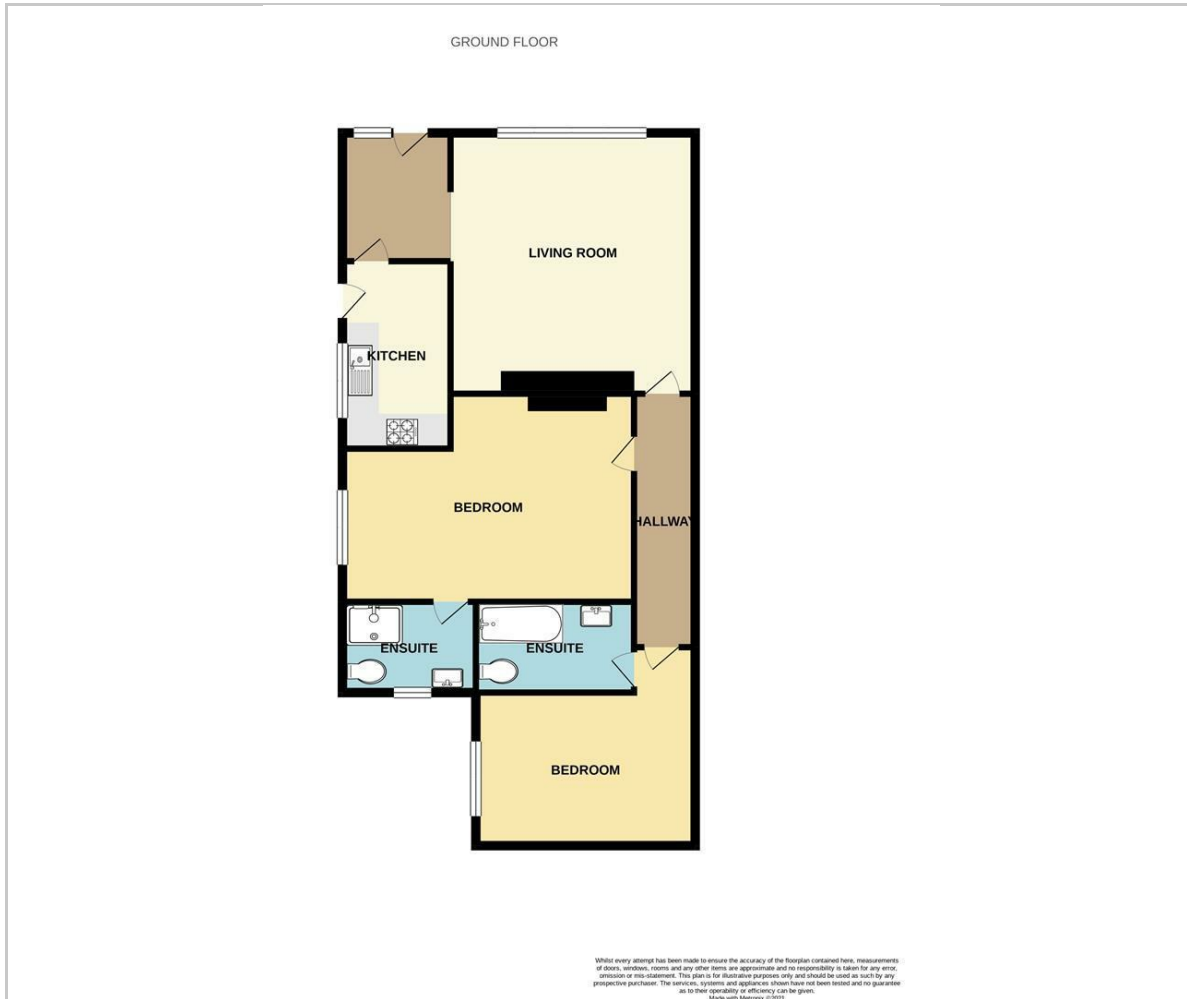
En Suite Shower Room
8'0 x 5'4 (2.44m x 1.63m)

Bedroom Two
13'5 x 9'9 (4.09m x 2.97m)

En Suite Bathroom
9'2 x 6'3 (2.79m x 1.91m)



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

