

11 Wallace Court Wallace Avenue

, Worthing, BN11 5QB

Offers over £230,000

Leasehold Council Tax Band B



Having been beautifully refurbished to an exceptional standard throughout, this impressive two-bedroom purpose-built apartment offers stylish and spacious accommodation in one of West Worthing's most sought-after locations. Complete with a private balcony and garage, the property combines contemporary living with a superb coastal setting, making it an ideal home, second residence or investment purchase.

Accessed via a well-maintained communal entrance with stairs rising to the second floor, the apartment welcomes you into a generous entrance hall providing access to all principal rooms. The bright and spacious lounge/dining room is a particular feature of the property, offering an abundance of natural light and direct access onto a private balcony, creating the perfect space to relax or entertain.

The contemporary fitted kitchen has been thoughtfully designed and finished to a high specification, providing an excellent range of storage and worktop space together with integrated appliances. Both bedrooms are comfortable doubles and have been tastefully decorated, while the luxurious bathroom has been fitted with modern sanitaryware and complemented by a separate WC, adding further convenience for family living or visiting guests.

Externally, the property benefits from a private garage located within the compound, providing valuable storage or secure parking.

Wallace Court occupies an enviable position on Wallace Avenue, just moments from the popular Goring Road shopping parade, where a wide range of independent shops, cafés, supermarkets and everyday amenities can be found. The seafront and promenade are also just a short stroll away, offering the perfect setting for coastal walks and outdoor leisure pursuits. Excellent transport links are nearby, including local bus routes and Goring-by-Sea railway station, providing convenient connections to Brighton, Chichester and London.

Service charge £1,644.16

Ground rent £11.00

Lease years remaining 125

Communal Entrance Hall

Stairs to Second Floor Landing

Entrance Hall

13'3 x 11'5 (4.04m x 3.48m)

Lounge Dinner

16'11 x 12'2 (5.16m x 3.71m)

Balcony





Kitchen
8'11 x 10'1 (2.72m x 3.07m)

Bedroom One
11'7 x 12 (3.53m x 3.66m)

Bedroom Two
12'8 x 11'5 (3.86m x 3.48m)

Family Bathroom

Separate WC

Garage number 4



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 firms 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

