



JAMES & JAMES
ESTATE AND LETTING AGENTS

†: 01903 958770

e: salesenquiries@jamesandjamesea.co.uk

119 | George V Avenue | Worthing | BN11 5SA

BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



42 Bushby Close

, Sompting, BN15 9JW

Guide price £215,000

Leasehold Council Tax Band B



A ground floor, purpose built, two bedroom apartment close to mainline railway station.

We are pleased to bring to the market this CHAIN FREE property.

In brief the accommodation comprises secure entry phone system to ground floor entrance, with composite front door into spacious entrance hall, with floor to ceiling storage cupboard, South facing lounge, modern fitted kitchen, modern shower room, two bedrooms and a walk in study/storage room which could make a useful utility room.

There are communal gardens and residents area to dry clothes. Situated at the far end of Bushby close, local shops can be found nearby, and the nearest mainline railway station is Lancing giving great links to most major towns and cities. Buses also serve the area. Brooklands Park with it's recently refurbished lake and countryside walks is close by.

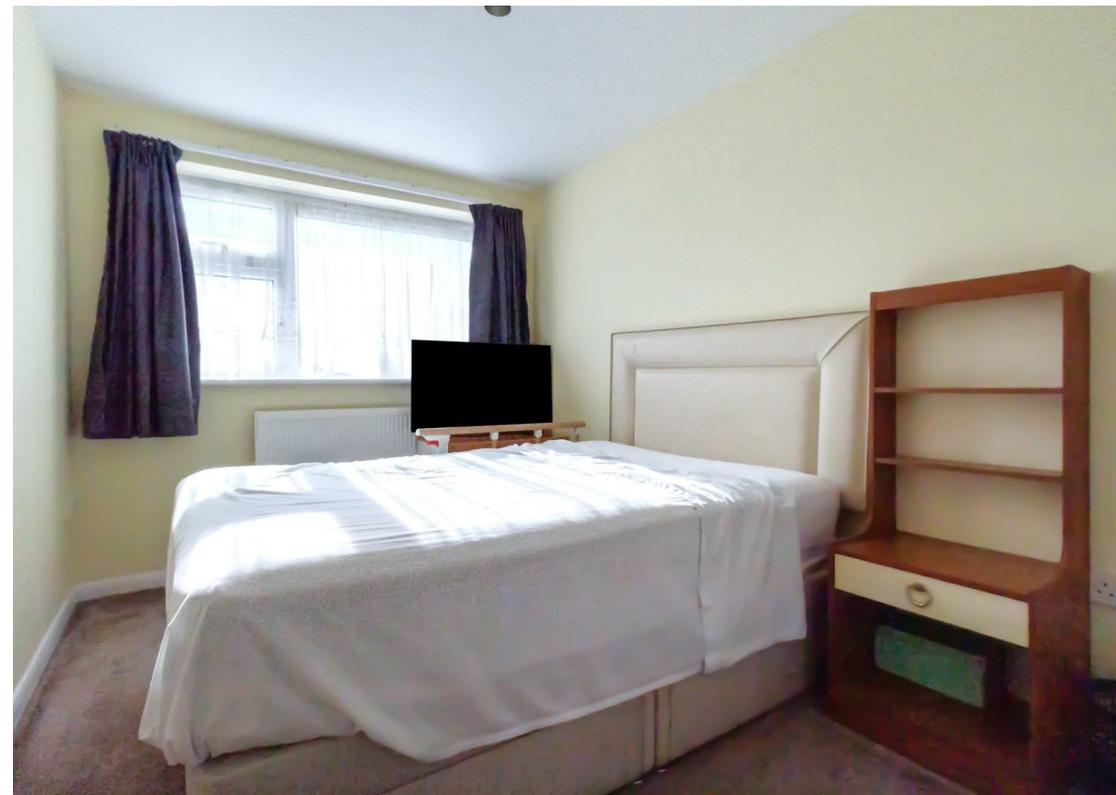
Lease years remaining - 88
Service charge - £672pa (approx)

Communal entrance

Solid front door into entrance hall
18'6 x 5'4 (5.64m x 1.63m)

South facing lounge
15'9 x 12'3 (4.80m x 3.73m)

Modern fitted kitchen
9'1 x 8'6 (2.77m x 2.59m)





Modern fitted shower room
6'0 x 6'6 (1.83m x 1.98m)

Bedroom one
12'10 x 7'10 (3.91m x 2.39m)

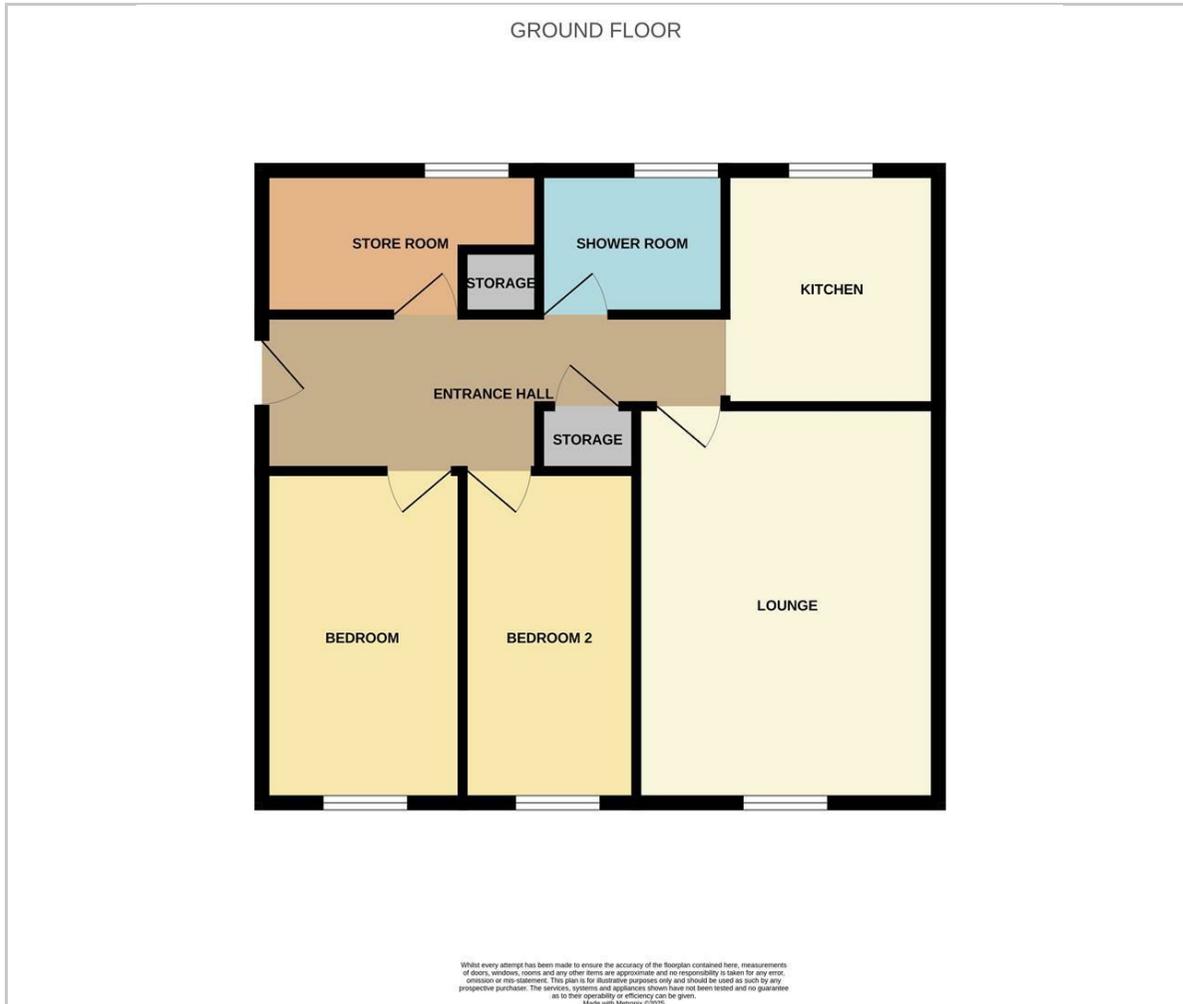
Bedroom two
13'2 x 6'0 (4.01m x 1.83m)

Walk in study/large storage room
10'10 x 5'9 (3.30m x 1.75m)

Communal garden



Floor Plan



Viewing

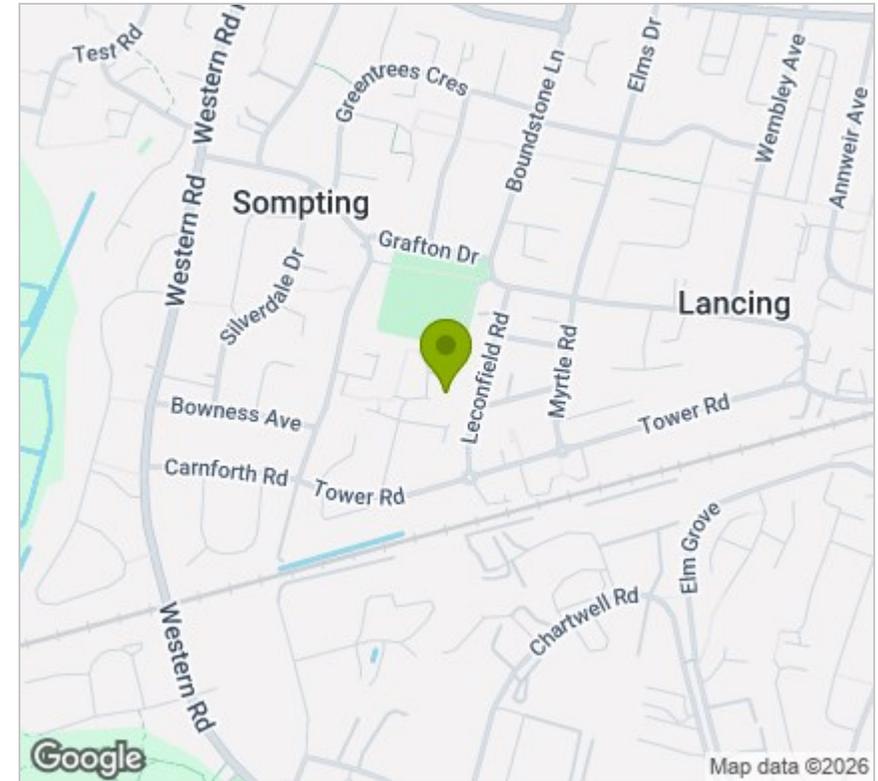
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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

