JAMES&JAMES
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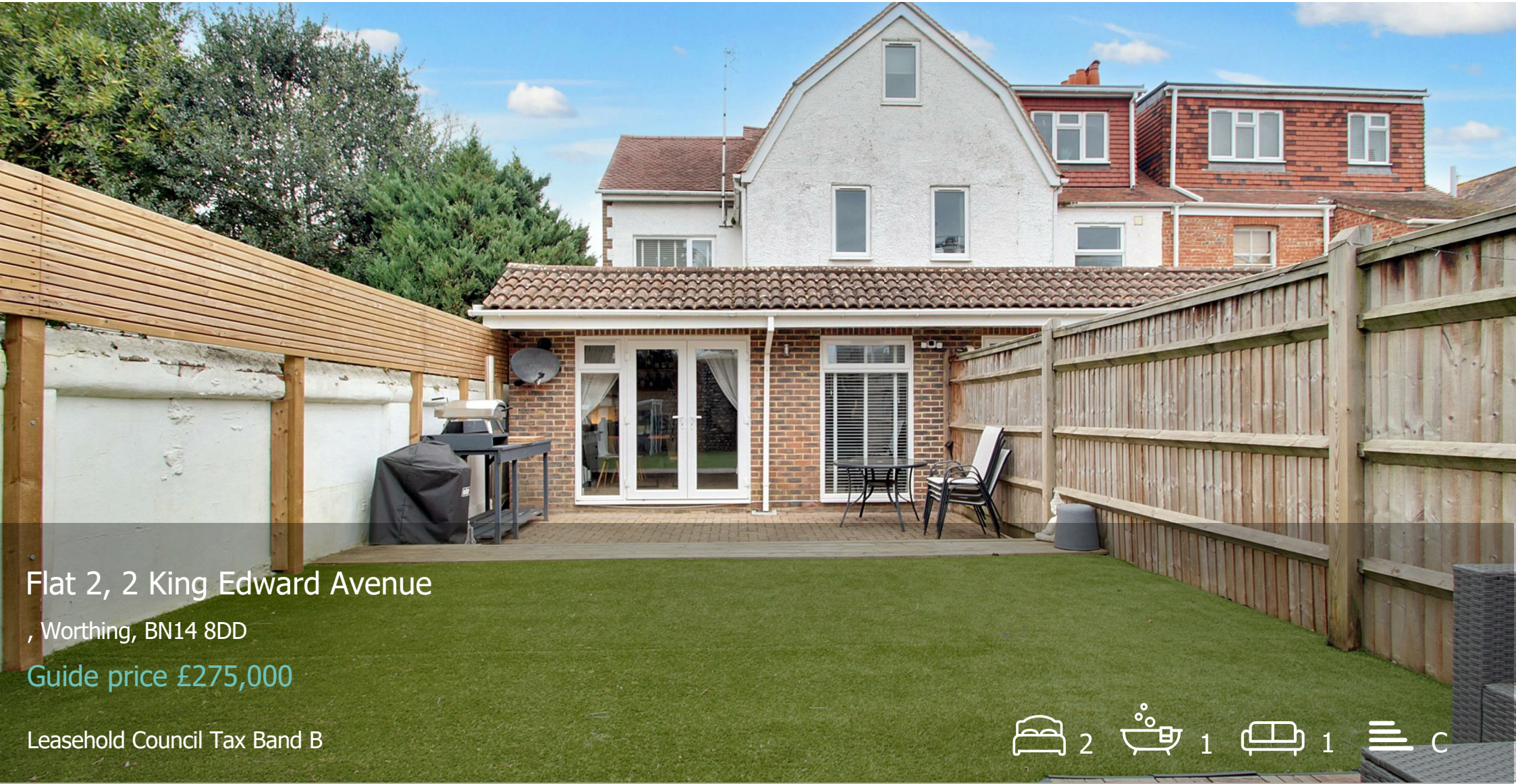


Flat 2, 2 King Edward Avenue

, Worthing, BN14 8DD

Guide price £275,000

Leasehold Council Tax Band B

2 1 1 C

Guide Price £275,000 - £285,000

James & James Estate Agents are delighted to bring to the market this superb conversion split over two floors.

In brief the accommodation comprises a spacious entrance hall with a 17'10 South facing lounge/diner opening into the 14'0 modern kitchen. There is a double bedroom to the ground floor and a luxury modern fitted bathroom. There are stairs to the first floor with an additional double bedroom.

The property has gas fired central heating and double glazing throughout. Additionally the property has a private South facing rear garden and off road parking for one vehicle.

In our opinion internal viewing is considered essential to appreciate the overall size and condition of this contemporary property.

Located in this popular and desirable location of Broadwater and walking distance of Worthing mainline railway station, the property is ideally situated for all amenities. Worthing town centre with it's more comprehensive shopping facilities is close by and buses serve the area.

Service charge - £785pa approx

Communal entrance door

Entrance hall

Lounge/diner
17'10 x 12'5 (5.44m x 3.78m)

Luxury fitted kitchen
14'0 x 7'9 (4.27m x 2.36m)

Bedroom one
12'9 x 8'10 (3.89m x 2.69m)

Ground floor bathroom

Stairs to first floor landing

Bedroom two
10'7 x 9'0 (3.23m x 2.74m)

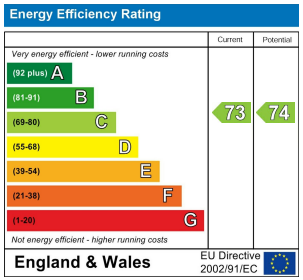
Off road parking

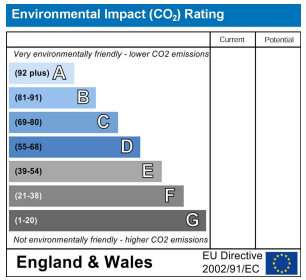
South facing rear garden

Floor Plan

Area Map

Energy Efficiency Graph





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.

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