JAMES&JAMES
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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE

4 Berkeley Square

, Worthing, BN11 5AF

Guide price £325,000

Leasehold - Share of Freehold Council Tax Band C

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James & James Estate Agents are delighted to bring to the market this superbly presented and recently redecorated two double bedroom ground floor apartment in the highly desirable location of Grand Avenue.

In brief the accommodation comprises communal entrance with secure entry phone system into specious entrance hall with exposed and polished herringbone block style flooring, floor to ceiling storage cupboard housing modern consumer unit and an additional shelved storage cupboard. There is a lounge/diner with focal fireplace and pleasing outlook from from the French doors onto the communal gardens. The two double bedrooms both enjoy fitted wardrobes.

The kitchen is a particular feature of the property having been refitted to include an induction hob, integrated oven, extractor fan, and dishwasher, washing machine and fridge/freezer. There is a modern shower room and a separate W.C.

Externally there is a garage with a parking space adjacent. The communal gardens surround the property and are kept to a fantastic standard. Other benefits include gas central heating and double glazing. In our opinion internal viewing is considered essential to appreciate the overall size and condition of this beautiful apartment.

Situated in Berkeley Square, off Grand Avenue, the property is ideally located being close to West Worthing mainline railway station, the beach, Goring Road shops and Worthing town centre. Buses also serve the area.

Garage is held on a separate title
Lease length remaining - 980 years
Service charge - £1760pa includes ground rent and buildings insurance
No pets allowed

Secure entry phone system

Communal entrance

Solid front door into spacious entrance hall
14'8 x 5'11 (4.47m x 1.80m)

Superb lounge/diner
21'1 x 12'1 (6.43m x 3.68m)

Modern fitted kitchen
11'1 x 6'2 (3.38m x 1.88m)

Master bedroom with fitted wardrobes
18'1 x 9'11 (5.51m x 3.02m)

Bedroom two with fitted wardrobes
14'6 x 7'7 (4.42m x 2.31m)

Modern fitted shower room

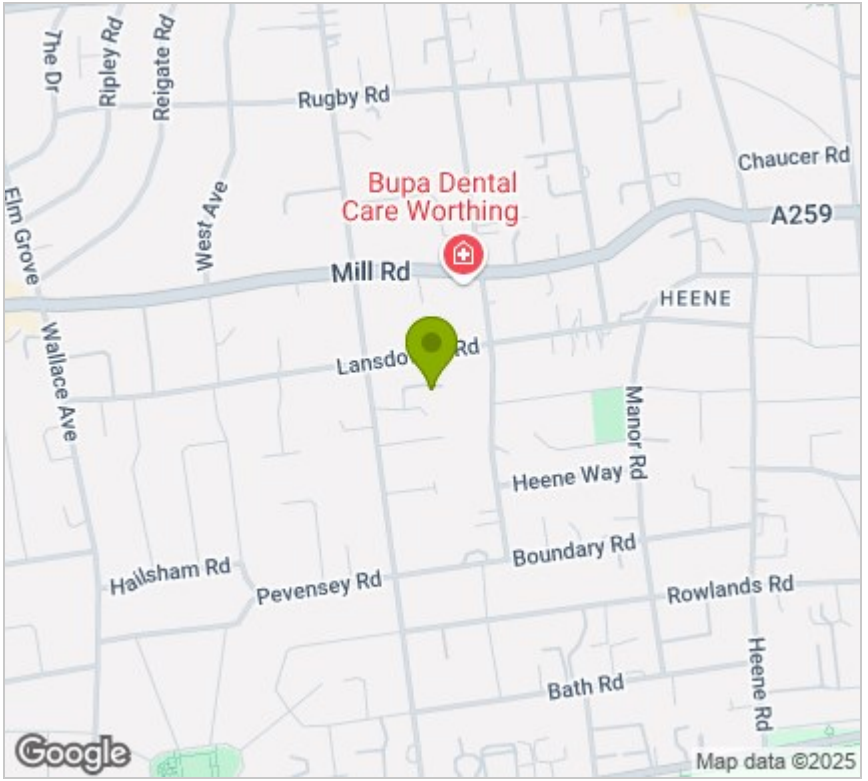
Separate W.C.

Garage

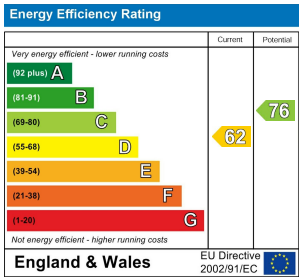
Parking space

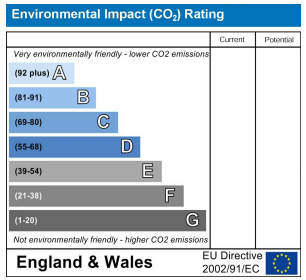
Floor Plan

Area Map



Energy Efficiency Graph





Viewing

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

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