JAMES&JAMES
ESTATE AND LETTING AGENTS

t: 01903 958770
e: salesenquiries@jamesandjamesea.co.uk
119 | George V Avenue | Worthing | BN11 5SA

BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



Queens Mansions Wordsworth Road

, Worthing, BN11 3HX

Guide price £220,000

Leasehold Council Tax Band B

2 1 0 C

A spacious and extremely well presented second floor apartment, situated in a peaceful yet convenient location, approximately 500 metres from Worthing promenade.

Accessed via secure entry-phone system, the communal hallway has stairs or a lift to the second floor. The apartment itself boasts a wonderful double aspect sitting/dining room with a door to your private westerly aspect balcony. From the balcony there are some delightful treeline and rooftop views with sea glimpses, where you can enjoy the sunsets. There is a modern fitted kitchen and white bathroom suite, along with two comfortable double bedrooms. The hallway also has two generous storage cupboards.

Outside there is resident's parking on a first come, first served basis. The pretty communal gardens are principally laid to lawn with mature tree and shrub borders and a seating area.

The apartment is located in an incredibly convenient location for Worthing town centre with it's range of shops, cafes and bars, as well as the promenade and Worthing mainline station

Lease years remaining - 931
Service charge - £2620 pa
Ground rent - £15 pa

Communal entrance hall

Hallway



















Sitting/dining room
17'10 x 12' (5.44m x 3.66m)

Kitchen
10'10 x 8'8 (3.30m x 2.64m)

Bedroom 1
13' x 11'4 (3.96m x 3.45m)

Bedroom 2
11'10 x 10'5 (3.61m x 3.18m)

Bathroom
7'3 x 5'7 (2.21m x 1.70m)

Balcony
11'9 x 3'2 (3.58m x 0.97m)

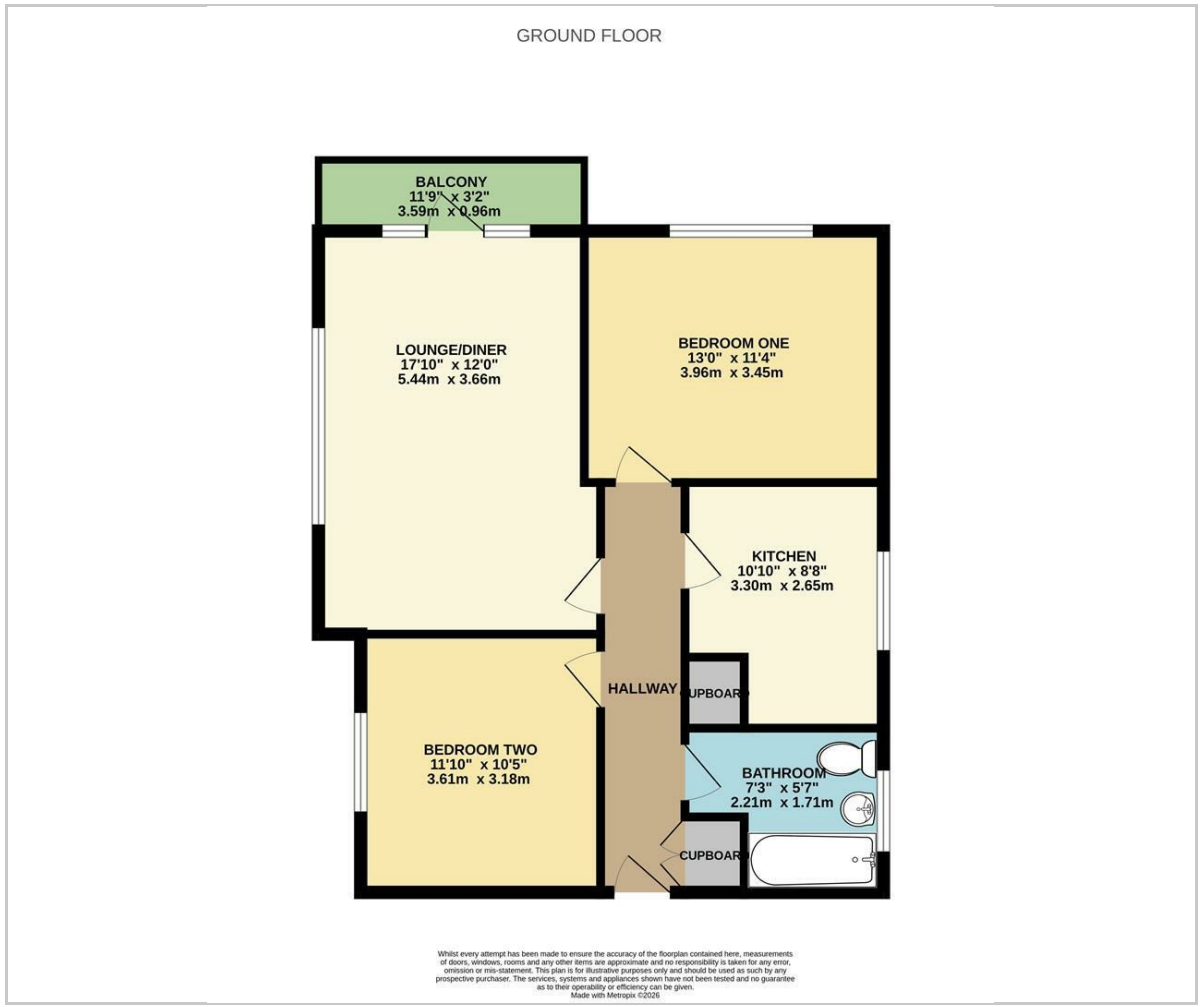
Communal gardens



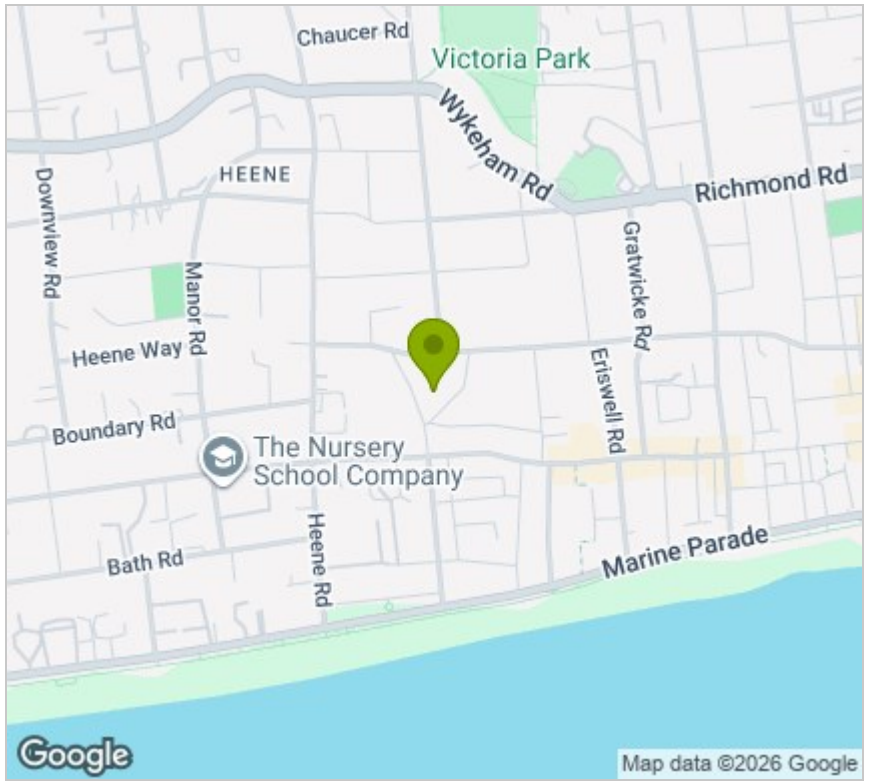




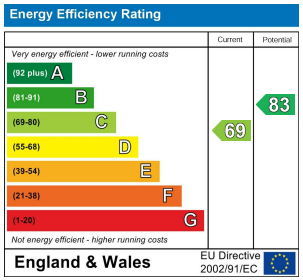
Floor Plan

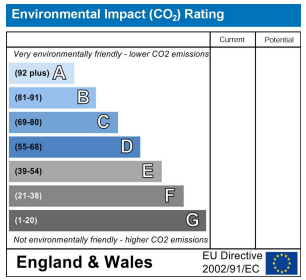


Area Map



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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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.

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