



**JAMES & JAMES**  
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47 Bruce Avenue

, Worthing, BN11 5LA

Asking price £250,000

Leasehold - Share of Freehold Council Tax Band



## 47 Bruce Avenue , Worthing, BN11 5LA

James & James Estate Agents are delighted to offer for sale this immaculately presented two bedroom maisonette with the benefit of a private rear garden, situated in a highly sought after area of West Worthing Close To Excellent Local Schools, Shops And West Worthing Railway Station.

In brief the accommodation comprises: Double glazed front door to: Stairs leading to: First Floor Landing, lounge, kitchen, bedroom two, modern Bath/Shower Room/WC, stairs leading to bedroom one, outside rear garden. Laid to lawn with flower and shrub borders.

### Outgoings

Lease: 999 Years from 1993 with Share of Freehold

Maintenance: 50/50 Split with neighbours downstairs on an 'as & when' basis.

### A Two Bedroom First & Second Floor Maisonette

Double Glazed Windows

Gas Fired Central Heating

Own Private Entrance Refitted

Kitchen Refitted Bath/Shower Room/wc

Private Rear Garden

Long Lease & Share Of Freehold





Lounge  
14'10 x 13'2 (4.52m x 4.01m)

Kitchen  
13'2 9'0 (4.01m 2.74m)

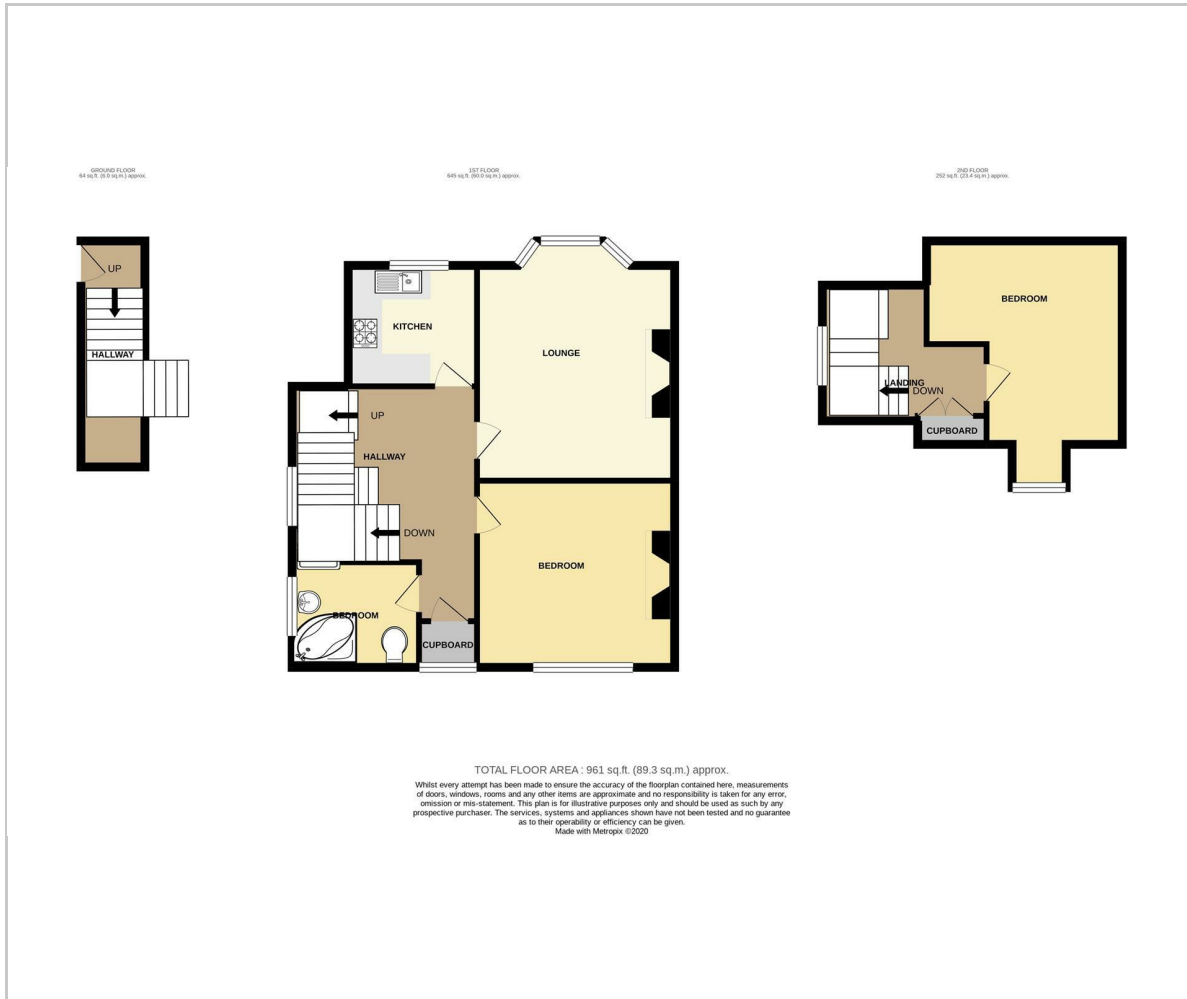
Bedroom Two  
12'4 x 12'3 (3.76m x 3.73m)

Bedroom One  
16'10 x 11'6 (5.13m x 3.51m)

Garden



## Floor Plan



## 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.

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.

## Area Map



## Energy Efficiency Graph

