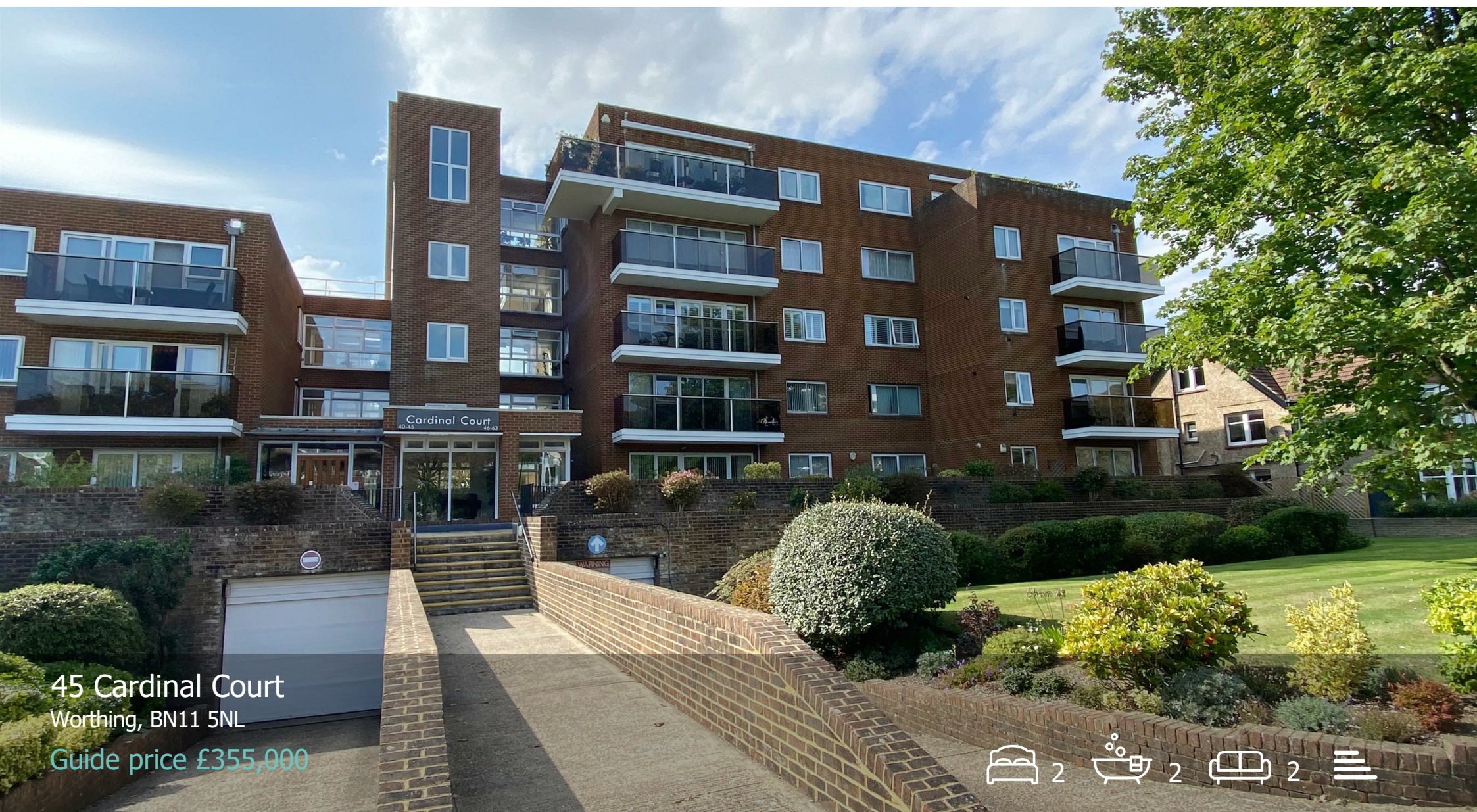




45 Cardinal Court

Worthing, BN11 5NL

Guide price £355,000



45 Cardinal Court Worthing, BN11 5NL

James & James are delighted to market this fabulous two bedroom apartment situated in one of Grand Avenue's most sought after developments, Cardinal Court. Grand Avenue is hugely popular due to its close proximity to the seafront, town centre and public transport with West Worthing train station just a short distance away. Formally a three bedroom apartment, what is currently being used as a dining area can be reverted back to a third bedroom with ease.

In brief, the accommodation comprises communal entrance lobby with stairs or lift to the second floor. Entrance hall into the apartment, open plan lounge, kitchen and opening to dining area, two bedrooms, an en suite shower room and a family bathroom. Externally there is a West facing balcony off the lounge, communal gardens and a parking space allocated in the underground car park. The property has a share of the freehold and has a remainder of a 999 year lease.

In our opinion, internal inspection is essential to appreciate both the condition and generous size of this apartment.

- Two/Three Bedroom Apartment
- Spacious Open Plan living
- Two Double Bedrooms
- West Facing Balcony
- En suite Shower & Bathroom
- Share of Freehold
- Underground Parking
- Chain Free





Open Plan Lounge Area
27'7" x 13'5" (8.42 x 4.1)

South Facing Balcony

Dining Area
14'5" x 8' (4.39m x 2.44m)

Kitchen
13'5" x 10' (4.09m x 3.05m)

Bedroom One
18'4" x 11'11" (5.59m x 3.63m)

En suite Shower

Bedroom Two
14'5" x 10'7" (4.39m x 3.23m)

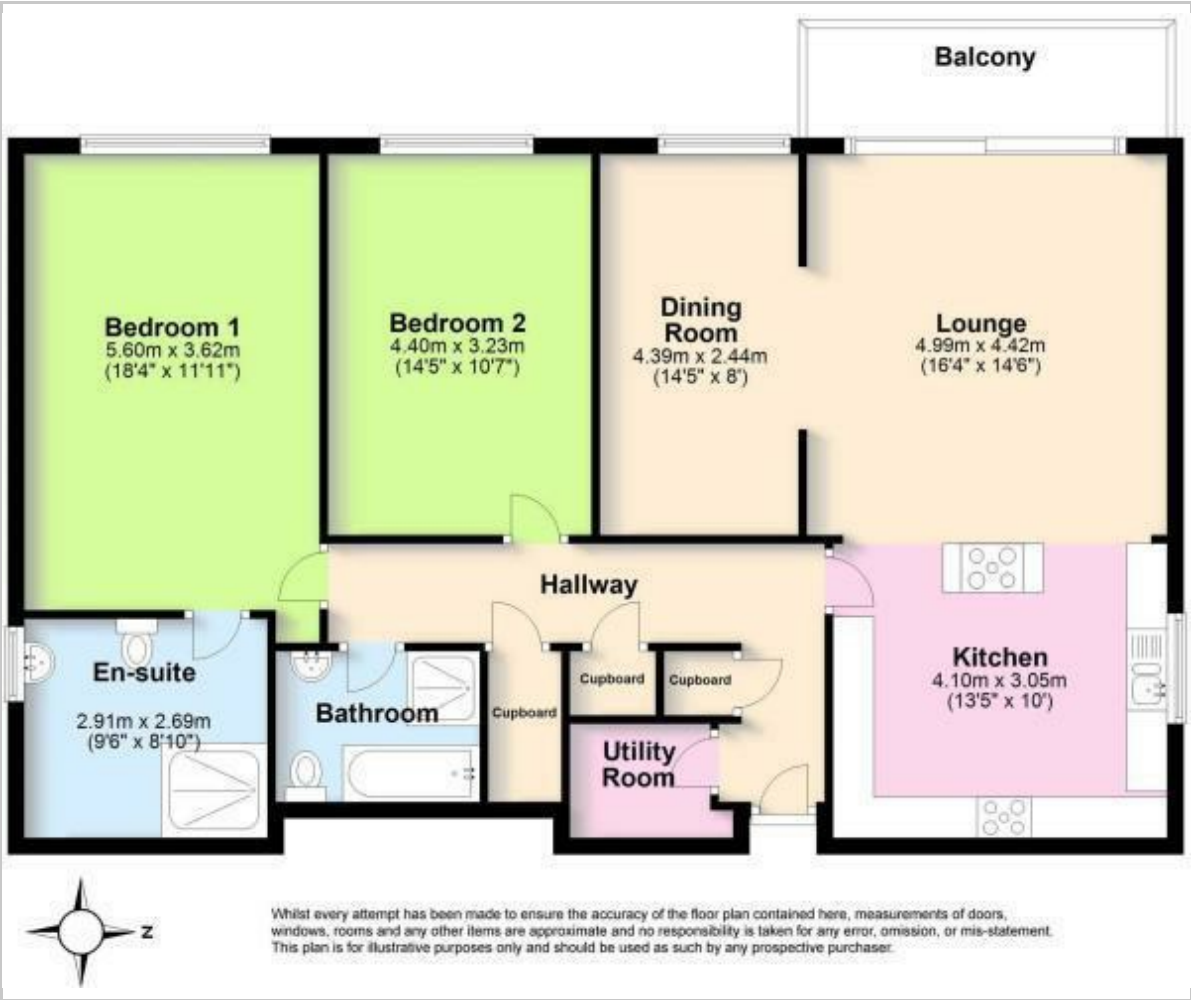
Bathroom

Parking Space - Undercover

Communal Gardens



Floor Plan

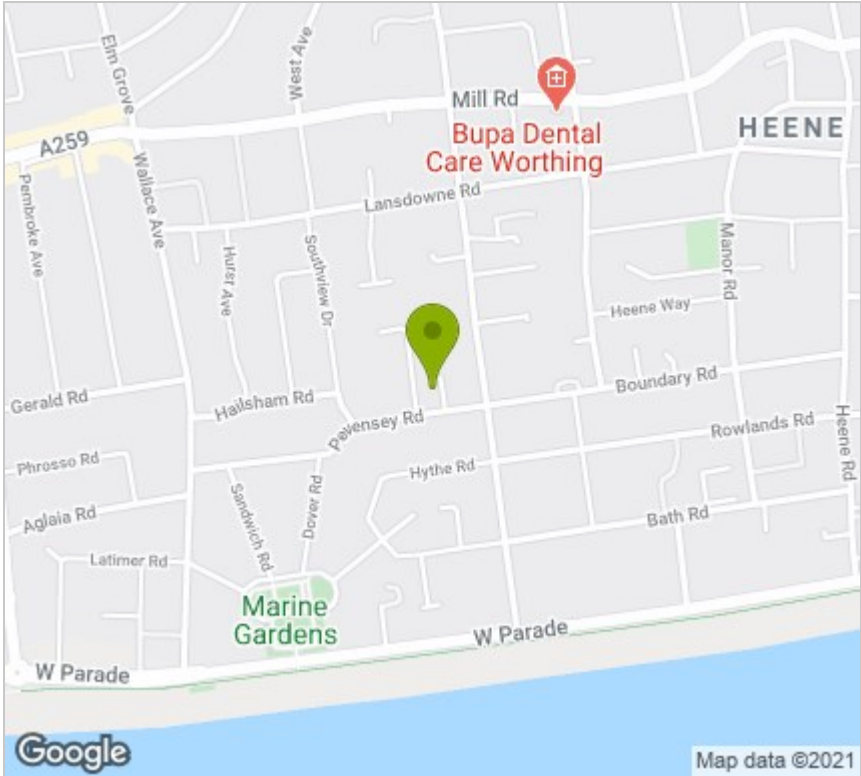


Viewing

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

