



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

t: 01903 958770

e: [info@jamesandjamesea.co.uk](mailto:info@jamesandjamesea.co.uk)

119 George V Avenue | Worthing | West Sussex | BN11 5SA

50B Ferring Street | Ferring | West Sussex | BN12 5JP

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32 Greystone Avenue

, Worthing, BN13 1LR

Guide price £220,000

Leasehold Council Tax Band B



We are delighted to offer for sale this STUNNING second floor apartment located within walking distance of Tarring Village.

The accommodation comprises, communal entrance, entrance hall, LARGE double bedroom with fitted wardrobes, stunning HIGH GLOSS kitchen with a range of base and eye level units, spacious SOUTH FACING lounge with feature plantation shutters and a modern bathroom with white suite.

Further benefits include double glazing throughout, electric heating and residents parking.

In our opinion viewing is essential to fully appreciate both the excellent presentation and ideal location of this sought after one bedroom apartment.

The flat is situated in the highly sought after Greystone Avenue in Tarring. Tarring village offers cafes, pubs, restaurants, a popular local park and amenities. The property is served by both West Worthing and Durrington railway stations and bus routes pass along Rectory Road.

Lease years remaining - 139  
Service charge £1260 pa (includes ground rent)

### Entrance Hall

Lounge/Diner  
17'5 x 12'4 (5.31m x 3.76m)





Kitchen  
12'4 x 8'11 (3.76m x 2.72m)

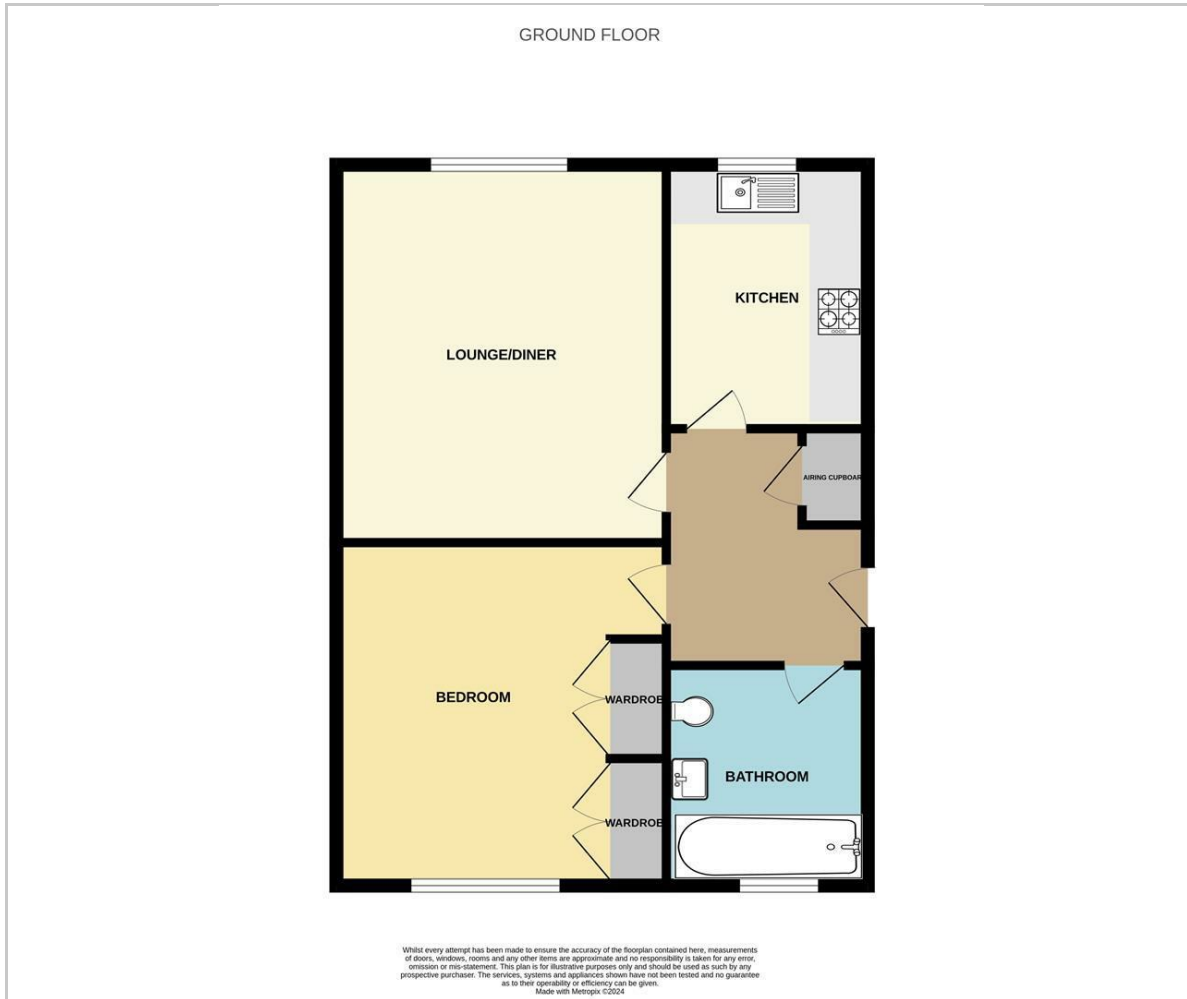
Double Bedroom With Fitted  
Wardrobes  
14 x 12'9 (4.27m x 3.89m)

Bathroom  
9'6 x 5'10 (2.90m x 1.78m)

Non allocated residents parking



## Floor Plan



## Viewing

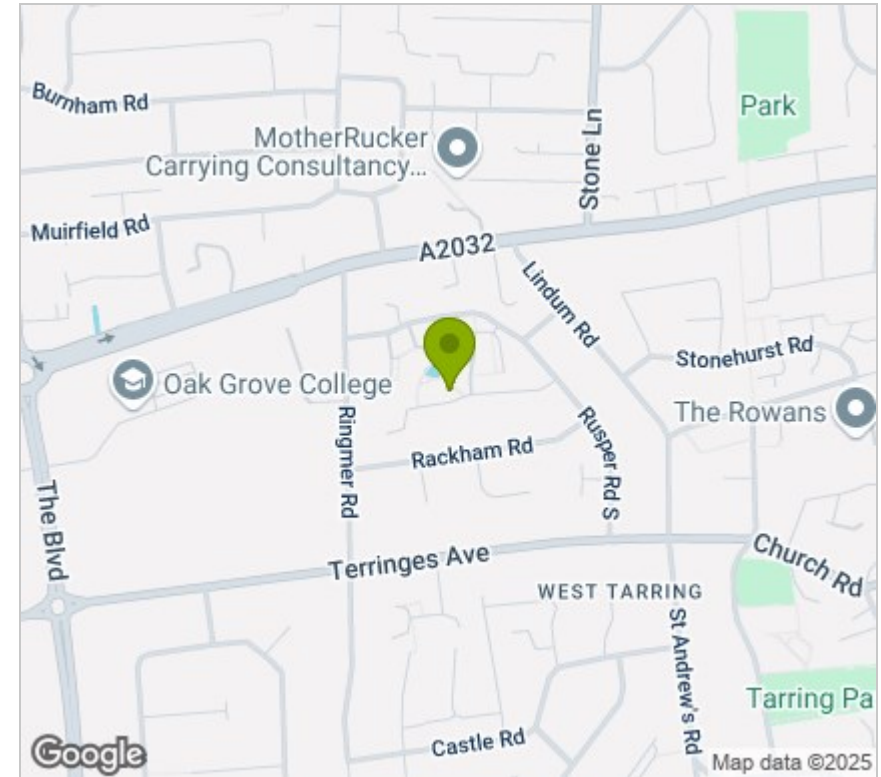
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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

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.



## Area Map



## Energy Efficiency Graph

