



**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

BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



Flat 6, Marine House 44 Wallace Avenue

, Worthing, BN11 5QX

Guide price £275,000

Leasehold Council Tax Band C



2



2



1



B

James & James Estate Agents are delighted to bring to the market this luxury purpose built two bedroom, two bathroom apartment situated in one of West Worthing's most sought after positions.

In brief the accommodation comprises passenger lift to first floor into spacious entrance hall with two storage cupboards, feature double aspect lounge with West facing balcony, luxury fitted kitchen with integrated appliances, master bedroom boasting a luxury en-suite shower room, and a good size second bedroom. There is also a luxury fitted family bathroom, residents parking and a communal garden.

Other benefits include double glazing and gas central heating, and viewing is considered essential.

Situated in Wallace Avenue, the property is ideally located betwixt the beach and the shops. Buses serve the area, and the nearest mainline railway station is West Worthing giving great access to most major towns and cities.

Lease years remaining - 108  
Service charge - £1500 approx pa

Communal entrance

Passenger lift to first floor

Spacious entrance hall  
10'0 x 8'2 (3.05m x 2.49m)





Double aspect lounge  
16'11 x 13'2 (5.16m x 4.01m)

West facing balcony

Modern fitted kitchen  
11'2 x 7'5 (3.40m x 2.26m)

Bedroom one  
16'9 x 8'11 (5.11m x 2.72m)



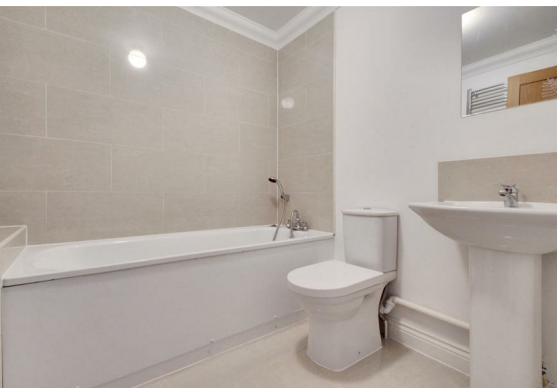
Luxury en-suite shower room

Bedroom two  
13'3 x 7'9 (4.04m x 2.36m)

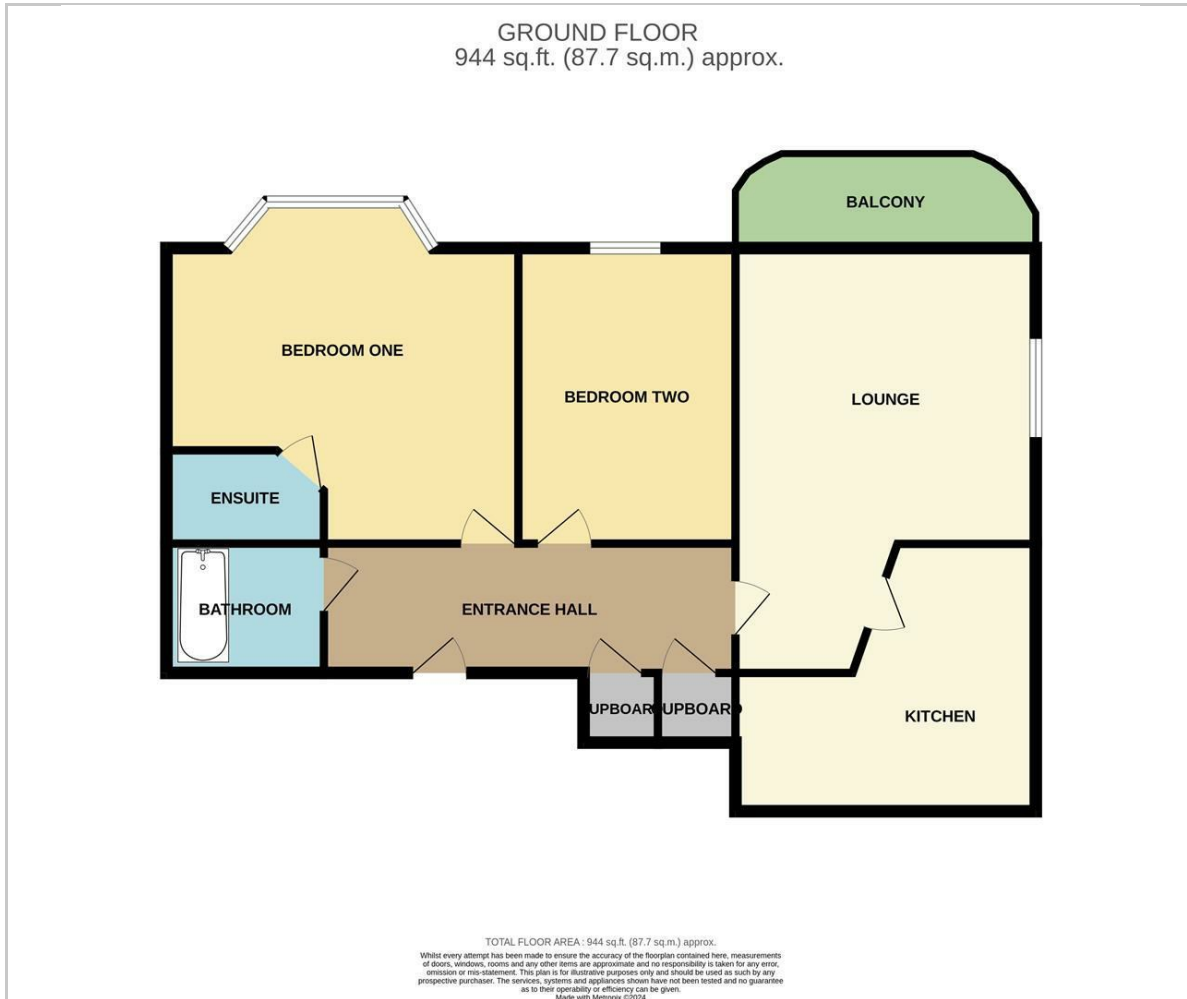
Family bathroom  
6'7 x 6'3 (2.01m x 1.91m)

Allocated parking

Communal garden



## 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

