Strone Court Wallace Avenue, Worthing, BN11 5RD

Guide Price £200,000

bacon and company
Estate and letting agents

A investment opportunity to purchase a two bedroom second floor flat situated within the sought after catchment area of West Worthing, close to local shops, seafront and mainline railway station. The accommodation consists of a communal entrance, reception hall, lounge/dining room, kitchen, two bedrooms, shower room, separate w.c, garage in compound, communal grounds and gardens.

**NB The sellers are prepared to add a new lease on completion or will cover the costs of a new lease within the sale price to a cash buyer **

bacon and company
Estate and letting agents

- Second Floor Flat
- Two Double Bedrooms
- Purpose Built
- Fitted Kitchen
- Fitted Shower Room
- Garage In Compound
- Low Lease
- No Onward Chain

Communal Hallway
Accessed via a glazed communal door. Staircase to second floor landing. Private door to flat.

Reception Hall
Built in linen cupboard. Built in storage cupboard. Cupboard housing the homes water tank. Coved and textured ceiling. Doors to all rooms..

Lounge
7.54m x 4.32m (24'9 x 14'2)
East aspect via a double glazed bay window. Fireplace with raised hearth, surround and mantle over. Night storage heater. Electric heater. Coved and textured ceiling with two ceiling light points.

Kitchen
3.66m x 3.10m (12'0 x 10'2)
Fitted suite comprising of a one and a half bowl single drainer sink unit having mixer taps and storage cupboard below. Areas of roll top work surfaces offering additional cupboards and drawers under. Matching shelved wall units. Space for cooker with extractor hood over. Space for washing machine, upright fridge/freezer and additional appliance. Part tiled walls. Tile effect vinyl flooring. East aspect double glazed window.

Bedroom One
5.23m x 4.32m (17'2 x 14'2)
West aspect via double glazed windows. Two double wardrobes. Electric heater. Coved and textured ceiling.

Bedroom Two
3.58m x 3.23m (11'9 x 10'7)
West aspect via double glazed windows. Two double wardrobes. Electric heater. Coved and textured ceiling.

Shower Room
Fitted suite comprising of a step in shower cubicle with shower unit and tiled surround. Wall mounted wash hand basin having mixer taps and storage cupboard below. Ladder design radiator. Part tiled walls. Extractor fan. Coved and textured ceiling.

Separate W.C
16.76mx 2.74m (55x 9)
Push button w.c. Wall mounted wash hand basin. Part tiled walls. Coved and textured ceiling.

Communal Grounds
Communal grounds and gardens surround the development.

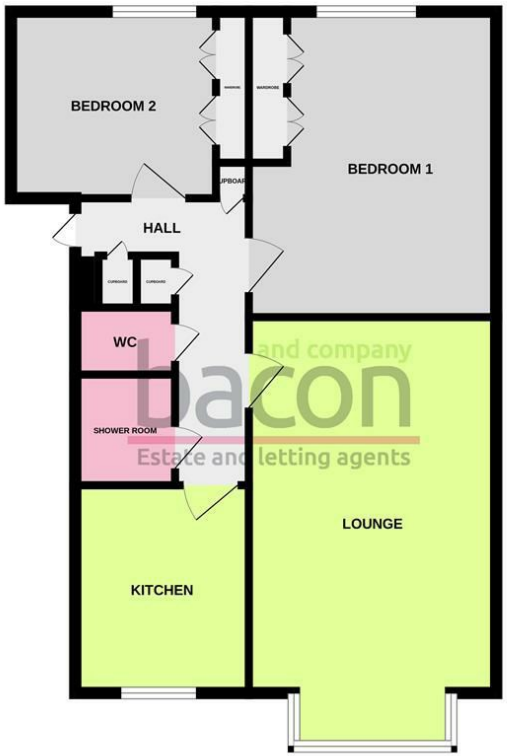
Garage In Compound
Situated within the development grounds.

Lease & Maintenance
Lease: 49 years unexpired
Ground Rent: £55 per annum
Maintenance: £1,103 per annum
Buildings Insurance £416.36 per annum

NB The sellers are prepared to add a new lease on completion or will cover the costs of a new lease within the sale price to a cash buyer

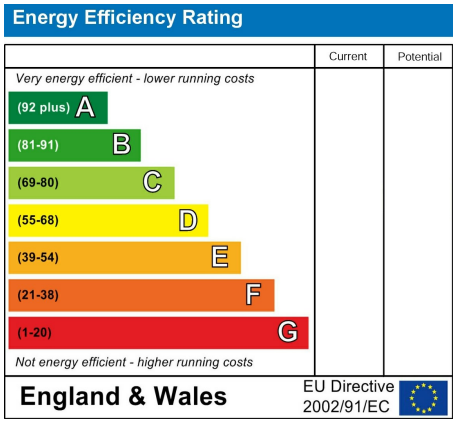
Council Tax
Council Tax Band B

SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

and company bacon
Estate and letting agents



These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to

baconandco.co.uk

72 Goring Road, Goring-by-sea, Worthing, West Sussex, BN12 4AB
01903 520002
goring@baconandco.co.uk

Bacon & Co (Worthing) Limited (No. 04721313) and Bacon Micawber Lettings Limited (No. 07466778) trading as Bacon and Company Registered in England and Wales. Registered office: c/o Galloways Accounting, The Mill Building, 31-35 Chatsworth Road, Worthing, England, BN11 1LY.