



Flat 4, 24 West Avenue, Worthing, BN11 5LU  
Asking Price £195,000

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We are delighted to offer to the market this beautifully presented one bedroom apartment. Internally the accommodation briefly comprises; living room, modern kitchen, sizable double bedroom and bathroom. Externally you have the benefits of residents parking and communal gardens. Viewing is highly recommended to appreciate the overall condition of this home.

- Modernised throughout
- One Double Bedroom
- Contemporary Fitted Kitchen
- Communal Gardens
- Off Street Parking
- Double Glazed Throughout
- Extended Lease
- Viewing Highly Recommended





### Communal Entrance Hall

Accessed via communal door. Stairs leading to first floor.

### Entrance Hall

Carpeted throughout. Phone entry system. Wall mounted electric radiator.

### Kitchen

3.10 x 1.83 (10'2" x 6'0")

Contemporary fitted kitchen briefly comprising; roll edge work surfaces. A range of fitted wall and base units. Part tiled walls. Inset stainless steel sink with drainer. Double glazed window. Built in oven with four ring electric hob above. Extractor fan. Double glazed window.



### Living Room

3.73 x 3.73 (12'2" x 12'2")

Carpeted throughout. double glazed window. Wall mounted electric radiator.

### Bedroom

3.36 x 3.12 (11'0" x 10'2")

Carpeted throughout. Wall mounted electric radiator. Double glazed window. Door providing access to storage cupboard housing hot water cylinder.

### Bathroom

Part tiled walls. Panelled bath with electric shower head above. Low level Wc. Built in vanity sink unit with storage cupboard below. Frosted double glazed window.

### Outside

Private residents parking. Communal gardens



### Required Information

Length of lease: 154

Annual service charge: £2319.40

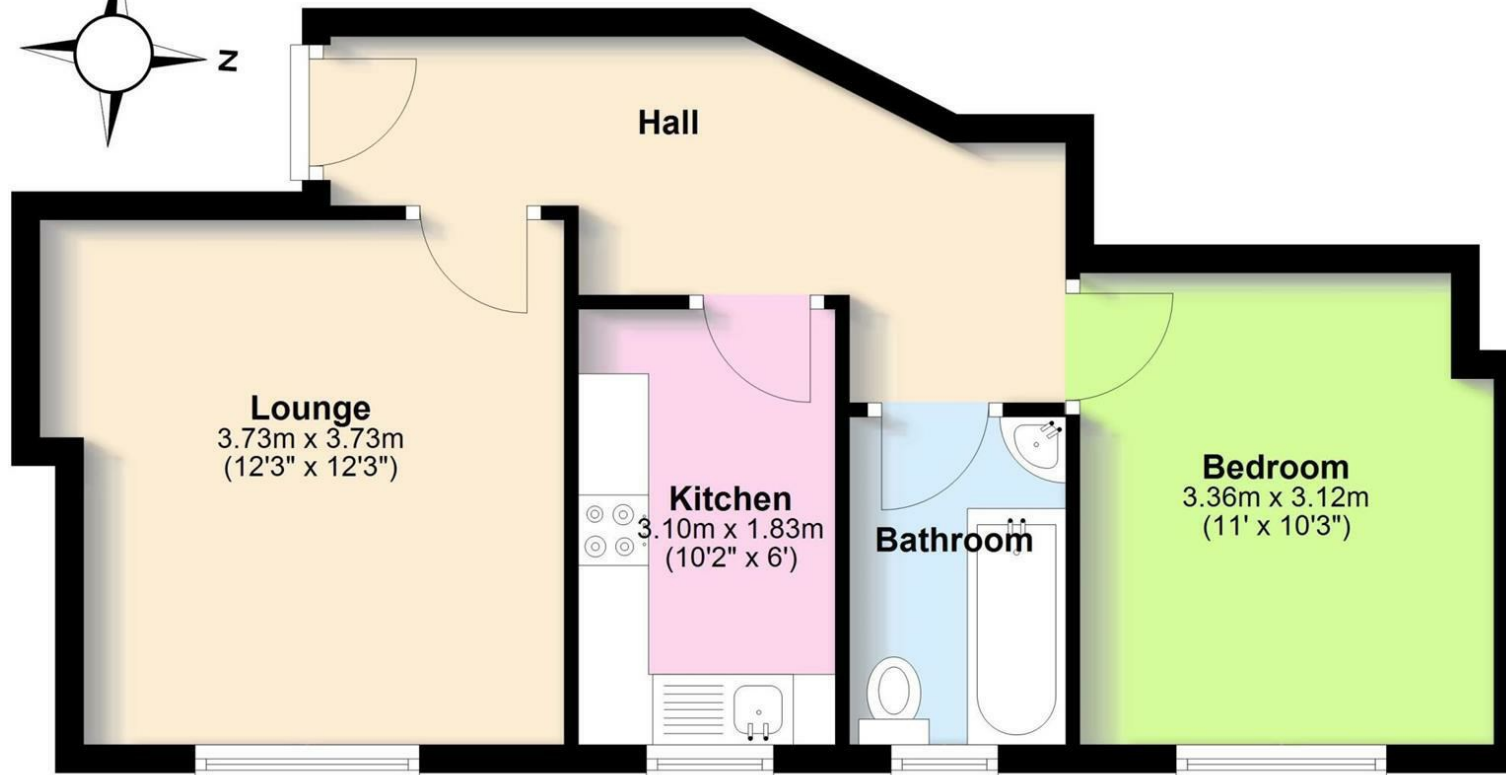
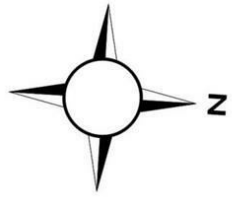
Annual ground rent: £0

Council tax band: B

Draft version: 1

Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.





Total area: approx. 48.0 sq. metres (516.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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



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