



GRAND AVENUE, WEST SUSSEX, BN11
OIEO £300,000 FREEHOLD

Winkworth

GRAND AVENUE, WEST SUSSEX, BN11

Winkworth Worthing brings to the market this spacious first-floor apartment at the southern end of Grand Avenue a stone's throw from the beach. Marketed chain free this freehold property offers the opportunity to acquire an apartment with very low outgoings in a superb location.

Our floor plan provides the layout and room dimensions which total 976 sqft. Of note is the amount of natural light throughout the property accentuating the feeling of space and well-being. Forming the upper part of a detached house your entrance at ground level is private so no communal parts. The entrance hall has a wall of cupboards for coats and stairs to the first floor. On the landing is a large picture window, an airing cupboard and access to a loft. The accommodation is adaptable as the rooms are all of a good size. To the rear is a kitchen which is fitted with a comprehensive range of shaker-style wall and base units. There is space for a small cafe-style table and chairs. The reception has a fitted electric fire with an ornamental surround and a lovely bay window toward the east. The two bedrooms are doubles with cupboards in each. The bathroom is fitted with a white suite with tiling to the floor and walls.

The loft area is copious and would lend itself to conversion (stpp) with the potential to add extra interior space and possibly a balcony. The neighbouring property has set a precedent with such a conversion and in our opinion, it would be worth further investigation.

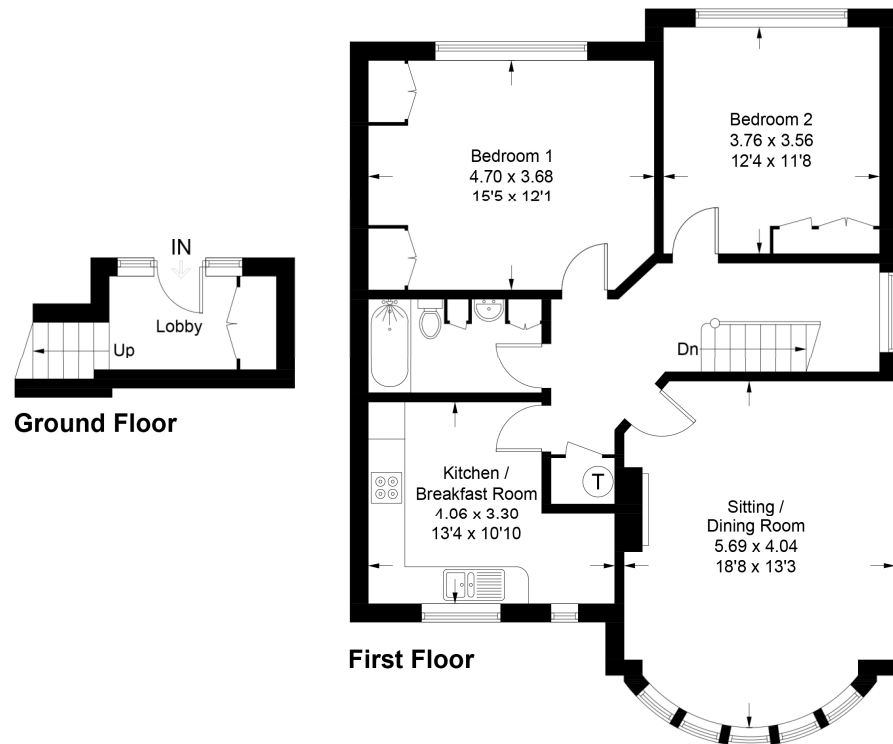
Location wise this is one of the best roads in town. Grand Avenue is moments from the seafront and is ideally placed for access into Worthing with direct bus routes including the Coastliner close by. The mainline station with links to London and Brighton is two thirds of a mile away being a level walk.





28A, Grand Avenue, BN11 5AQ

Approximate Gross Internal Area = 90.7 sq m / 976 sq ft



Ground Floor

First Floor

PRODUCED FOR WINKWORTH ESTATE AGENTS.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2023.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	56	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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