

# CASTLEVIEW HOMES

## Offers In Region of £140,000 Wallace Avenue, Worthing, BN11



- A Purpose Built Ground Floor Studio Flat
- Recently Carpeted & Decorated
- Built In Storage Cupboards With Pull Down Bed
- Double Glazed & Electric Heating
- Modern Fitted Wet Room & Kitchen
- Private Entrance
- Unallocated Parking
- Freehold
- SINGLE OCCUPANCY ONLY

Castleview Homes Estate Agents are delighted to bring to the market this conveniently located ground floor studio apartment with in Wallace Avenue. Chain free and with the benefit of Freehold tenure and a share in the maintenance company setup by the Freeholders to properly maintain and manage the communal parts of this very attractive purpose built block of flats.

The accommodation comprises private front door leading into the entrance hall with door to the spacious studio room. The bathroom comprises of a fully tiled wet room,

wash hand basin and WC. The Studio room has a door leading into the kitchen and a double glazed window looking out onto Wallace Avenue. The kitchen comprises of storage cupboards and sink, drainer.

Externally there are well presented communal gardens to the front and rear of the building, along with unallocated parking spaces.

The property is freehold and is single occupancy only.

Situated in the sought after area of West Worthing the property is less than 800 metres from West Worthing seafront. Bus routes run along Wallace Avenue and West Worthing high street with its coffee shops, convenience stores, pharmacy and banks is at the top of the road. Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is just under 1.5 miles away and the nearest station is West Worthing, which is just under a mile away.

Service charge approximately £500 per 1/2 year.



# Wallace Avenue, Worthing, BN11



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		73
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	44	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

## Directions

## Location



### VIEWING BY APPOINTMENT WITH AGENTS CASTLEVIEW HOMES

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General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CASTLEVIEW HOMES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.