

## Grand Avenue, Worthing, BN11 5AL

£184,950

This modern one bedroom top floor flat, situated on Worthing's popular seafront. With a layout that runs from East to West, this property offers sea views from both the lounge and bedroom. Lift access is provided from the entrance foyer. Benefits include a long lease term and modern decoration/fixtures throughout.



Council Tax Band: A

- Sea views East and West
- Lift access
- Storage room
- EPC - E
- Service Charge - approx. £2800 per annum
- Long lease
- Refitted kitchen
- Neutral decoration
- Non restricted parking
- Leasehold with approx. 134 years remaining



Worthing, a picturesque seaside town on the south coast of England, exudes a unique charm with its blend of Victorian elegance and contemporary vitality. Known for its extensive pebble beach, historic pier, and well-maintained promenade, Worthing offers residents and visitors alike a captivating coastal experience. The town's vibrant cultural scene is enriched by theatres, art galleries, and frequent events, creating a lively atmosphere. With its beautiful parks, such as Beach House Park and Highdown Gardens, Worthing provides green spaces for leisure and relaxation. The town's bustling town centre features a diverse array of shops, restaurants, and entertainment venues, contributing to its reputation as a welcoming and thriving community. Worthing's accessibility, rich history, and scenic beauty make it a sought-after destination for those seeking a coastal haven with a perfect blend of tradition and modernity.

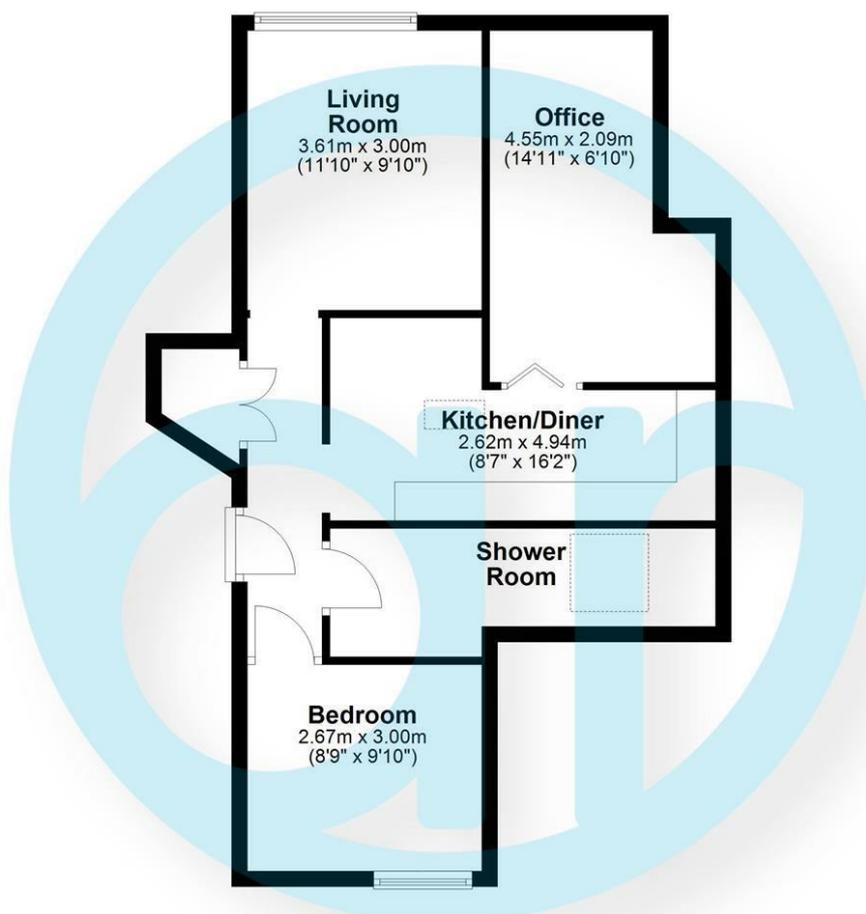


EPC Rating:

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

## Floor Plan

Approx. 54.9 sq. metres (591.0 sq. feet)



Total area: approx. 54.9 sq. metres (591.0 sq. feet)

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