





Flat 2, 14 Westbourne Avenue

14 Westbourne Avenue, Worthing

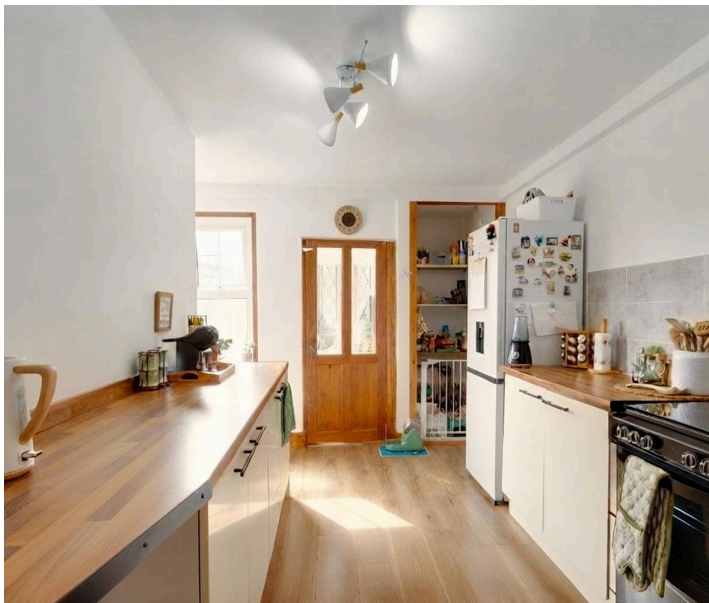
A large three bedroom ground floor flat with a private south facing rear garden.

Accommodation briefly comprises; communal entrance, entrance hall, kitchen, bay fronted lounge, three bedrooms and a bathroom/WC. Externally the home offers a private south facing rear garden. Benefits include gas fired central heating, double glazed windows and a long lease. Viewing is highly recommended.

Council Tax band: B

Tenure: Leasehold

- Ground Floor Apartment
- Walking Distance To Worthing Train Station
- Private Rear Garden
- Long Lease
- Gas Central Heating
- Close To Local Amenities
- Three Bedrooms
- PVCU Double Glazed Throughout
- EPC Rating C



Communal Hallway

Entrance Hall

Dimensions: 6.25m x 1.02m (20'06 x 3'04). Accessed via a double glazed front door, radiator. Levelled Ceiling

Lounge

Dimensions: 4.70m x 4.37m (15'5 x 14'4). Double glazed bay fronted window with built in window seat. electric fire with wooden mantel. wall mounted radiator. Levelled ceiling.

Kitchen

Dimensions: 3.99m x 3.38m (13'1 x 11'1). Fitted kitchen units comprising of a one and a half bowl sink drainer unit with mixer tap and additional cupboards and drawers under. space for freestanding cooker and fridge freezer. Two double glazed windows. Levelled ceiling. Door leading into utility room.

Utility room

Dimensions: 2.67m x 1.75m (8'9 x 5'9). Double glazed window. Space for free standing washing machine and other appliances. Wall mounted boiler.

Bathroom

Dimensions: 2.74m x 2.03m (9'0 x 6'8). a fitted suite comprising of a paneled bath with mixer taps and a mains powered shower with attachments. Vanity unit hand wash basin with storage cupboards below. Low level flush W/C. Wall mounted towel rail. frosted double glazed window. Levelled ceiling.

Bedroom One

Dimensions: 4.70m x 4.37m (15'5 x 14'4). Double glazed bay fronted window. Wall mounted radiator. Fitted Wardrobes. Levelled ceiling.

Bedroom Two

Dimensions: 3.91m x 3.35m (12'10 x 11'0). South aspect via double glazed window. Radiator. Levelled ceiling.





Bedroom 3

Dimensions: 2.74m x 2.26m (9'0 x 7'5). South aspect via double glazed window. Radiator. Levelled ceiling.

Externally

Private Rear Garden

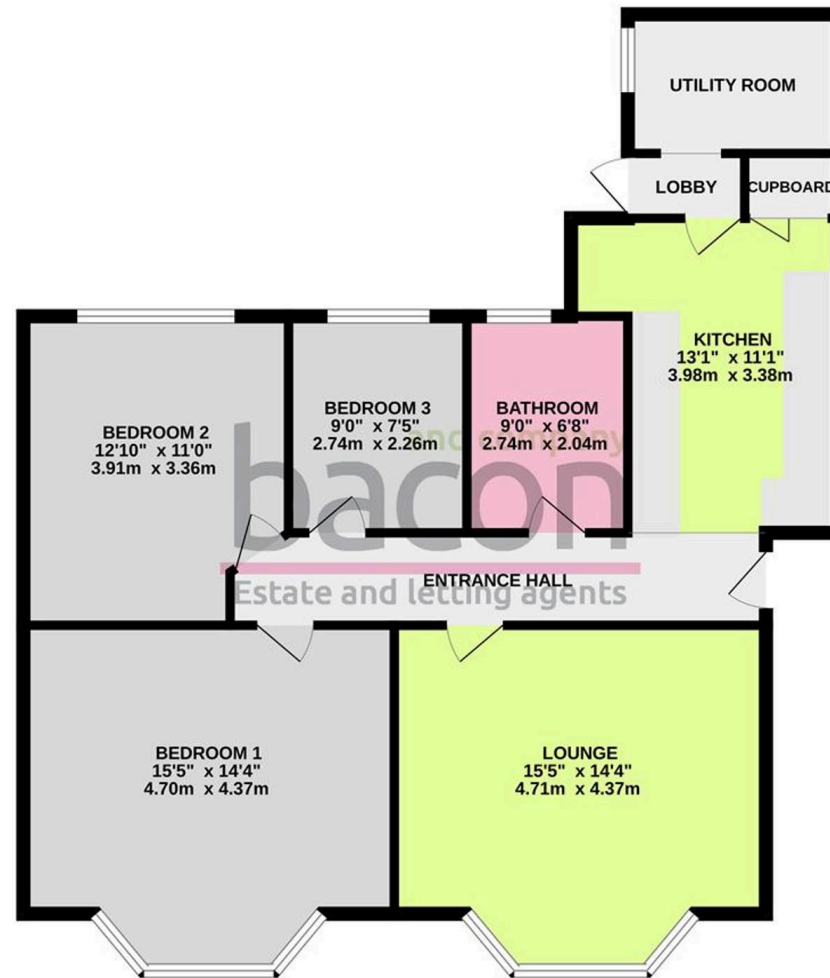
Private South aspect garden. Mainly laid to lawn with a patio area. Side access. Outside tap.

Lease & Maintenance

Lease: 147 years remaining Maintenance: Ground
Rent: Council Tax Band: B



GROUND 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.
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