



**ASPIRE** RESIDENTIAL



**57E Wallace Avenue**

Worthing BN11 5QD

**Guide Price £123,000**

**Large Studio Flat**

**No Forward Chain**

**Freehold Tenure**

**Ground Floor**

**Private Entrance**

**Parking**

Aspire Residential is excited to bring the to the market this spacious studio flat in popular Wallace Avenue. Internally this property offers a hallway, bathroom, studio room and a separate kitchen. The freehold tenure of this property means that any purchaser would not need to worry about lease restrictions or renewals. Call us today to book a viewing !



### **Entrance Hallway**

Small cupboard housing electric meter. Thermostat control. Carpets.

### **Bathroom**

Frosted double glazed window to rear. Part tiled walls for splash back. Panel enclosed bath. Low level W/C. Wash hand basin.

### **Studio Room** 18' 11" x 14' 10" (5.76m x 4.52m)

Double glazed window to front aspect. Storage heater. TV & Phone points. Carpets.

### **Kitchen** 7' 5" x 6' 1" (2.26m x 1.85m)

Matching range of wall and base units. Marble effect work tops. Integrated electric oven & 4 ring electric hob. Space for washing machine and fridge freezer. Stainless steel sink inset to worktop with mixer taps. Vinyl flooring.

### **Parking**

Off road parking, non allocated.





**MONEY LAUNDERING REGULATIONS 2003** intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

