



**ASPIRE** RESIDENTIAL



## **Cumberland Court, Wallace Avenue**

Worthing BN11 5RB

**£1300pcm**

**Beautifully Modernised**

**Yards Away From The Seafront**

**Private Terrace With Sea Glimpses**

**Unfurnished**

**Three Bedrooms**

**EPC Rating E**

**Ground Floor Accommodation**

**Available Now**

Aspire Residential are delighted to bring to the rental market this MODERN three bedroom GROUND FLOOR APARTMENT. The location is ideal being only a stones throw away from the SEAFRONT as well offering LOCAL SHOPS and a MAINLINE TRAIN STATION. The property is unfurnished and available now.



### Hallway

Security entry phone. Double length airing cupboard. Modern electric radiator. Italian marble flooring

### Refitted Kitchen 10' 10" x 7' 11" (3.30m x 2.41m)

Double glazed window to side. Matching range of grey high gloss wall and base units. Varnished wood worktops with upstands for splash back. Grey composite sink inset to worktop with chrome mixer tap. Integrated appliances include fridge/freezer, washing machine, fan assisted oven, 4 ring induction hob and a wine cooler. LED trim lighting runs along the kick boards as a stand out feature of this modern kitchen. Under floor heating.

### Living Room 14' 10" x 12' 0" (4.52m x 3.65m)

Double glazed window and door facing east. Decorative cornice ceilings. TV point. Opening for the fire place which is currently used for decorative purposes only at the moment. Modern electric radiator. Carpets. Doors opening to private terrace.

### Shower Room

Frosted double glazed window to side. Mainly tiled walls for splash back. Triple length walk in shower. Wash hand basin. Storage cupboard.

### W/C

Double glazed frosted window to the side. Button flush WC.

### Bedroom Two 10' 0" x 9' 11" (3.05m x 3.02m)

Double glazed window to side. Modern electric radiator. Carpets.

### Bedroom Three 8' 9" x 6' 6" (2.66m x 1.98m)

Double glazed window to rear. Feature lighting. Modern electric radiator. Wood flooring.

### Master Bedroom 13' 6" x 11' 3" (4.11m x 3.43m)

Double glazed window bay window to side. Decorative cornicing. Built in double length wardrobes. Modern electric radiators. Carpets.

### Private Terrace



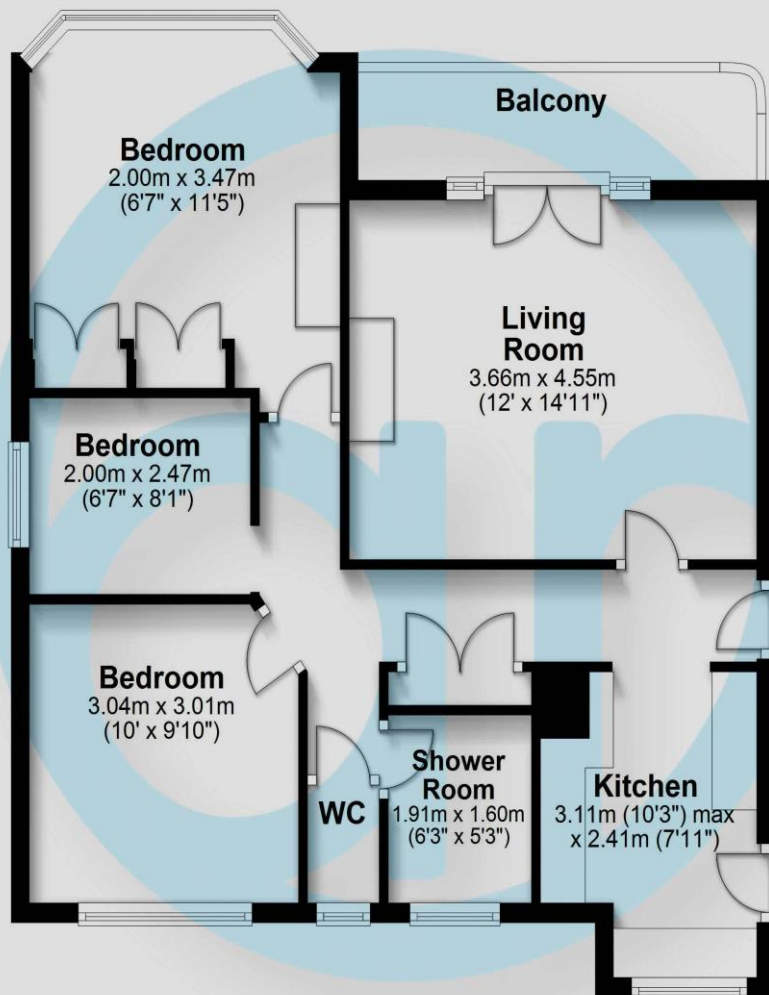
Enclosed terrace facing east.

**Allocated Parking**

Allocated parking for one car.



**Floor Plan**



These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.