



Bruce Avenue, Worthing, BN11 5JY - £127,000

Aspire Residential is delighted to bring to market this ground floor one bedroom flat in popular West Worthing. Eleanor Court is located only a short walk to West Worthing Train Station, Goring Road shops and the seafront. Benefits include a NEW LEASE UPON COMPLETION, NO FORWARD CHAIN and NON RESTRICTED PARKING. Call us today to book your viewing.

Key Features:

- **Ground Floor Flat**
- **No Chain**
- **Short Walk To A Popular Parade of Shops**
- **Local To West Worthing Train Station**
- **EPC - E**
- **Easy Walk To The Seafront**

www.aspireresidential.co.uk

28 Goring Road , Worthing, BN12 4AD
01903 259961 info@aspireresidential.co.uk



Hallway

Security entry phone. Generous storage cupboard. Opening into:

Lounge *9' 8" x 9' 2" (2.94m x 2.79m)*

TV point. Space for small dining table. Wood effect flooring. Opening into:

Kitchen *9' 6" x 5' 5" (2.89m x 1.65m)*

Matching range of wall and base units. Breakfast bar. Stainless steel sink inset to worktop with mixer tap and drainer. Integrated appliances including a fan assisted oven, four 4 ring electric hob and an extractor fan. Space for below unit fridge/freezer and washing machine. Wood effect flooring.

Bedroom *9' 3" x 8' 0" (2.82m x 2.44m)*

Part frosted window to front. Two electric radiators. TV point. Storage cupboard. Wood effect flooring.

Storage area

With storage cupboard. Door into:

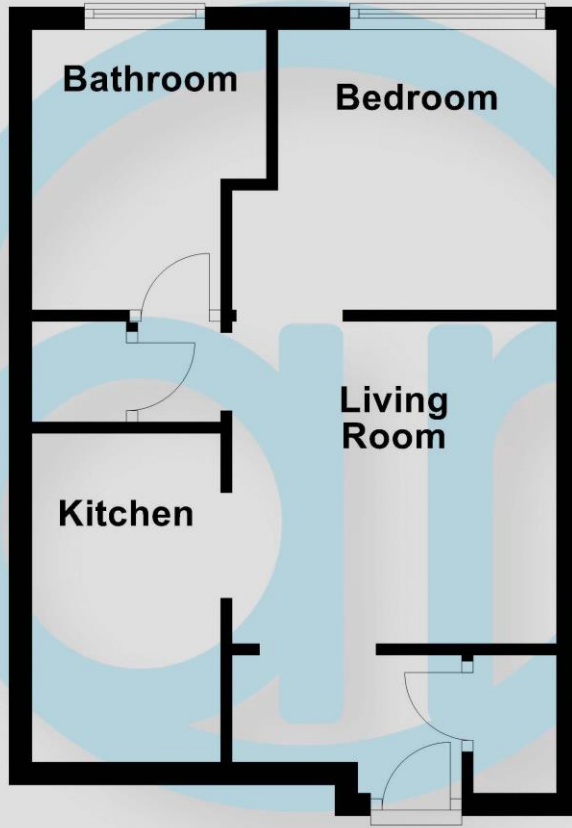
Bathroom

Double glazed frosted window to front. Part tiled walls for splash back. Wood panel enclosed bath with overhead shower. Push flush W/C. Wash hand basin. Vinyl flooring.

Lease and Maintenance

80 years remaining on the lease. A lease extension is not included at this price, however could be negotiated at a higher price. Maintenance, ground rent and buildings insurance is approximately £1700p/a.

Floor Plan



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