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## Wallace Avenue, Worthing, BN11 5RB - £300,000

Aspire Residential are delighted to bring to market this MODERN three bedroom GROUND FLOOR FLAT. This property is ideal as either a HOLIDAY HOME OR A RESIDENTIAL HOME. The location is ideal being only a stones throw away from the SEAFRONT as well offering LOCAL SHOPS and a MAINLINE TRAIN STATION. There will be NO FORWARD CHAIN as the vendors have alternate accommodation already arranged. Call today to book your viewing 01903 259961.

### Key Features:

- **Beautifully Modernised**
- **No Forward Chain**
- **Yards Away From The Seafront**
- **EPC Rating E**
- **Private Terrace With Sea Glimpses**
- **Non Allocated Parking**

[www.aspireresidential.co.uk](http://www.aspireresidential.co.uk)

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



### 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.

**Lease**

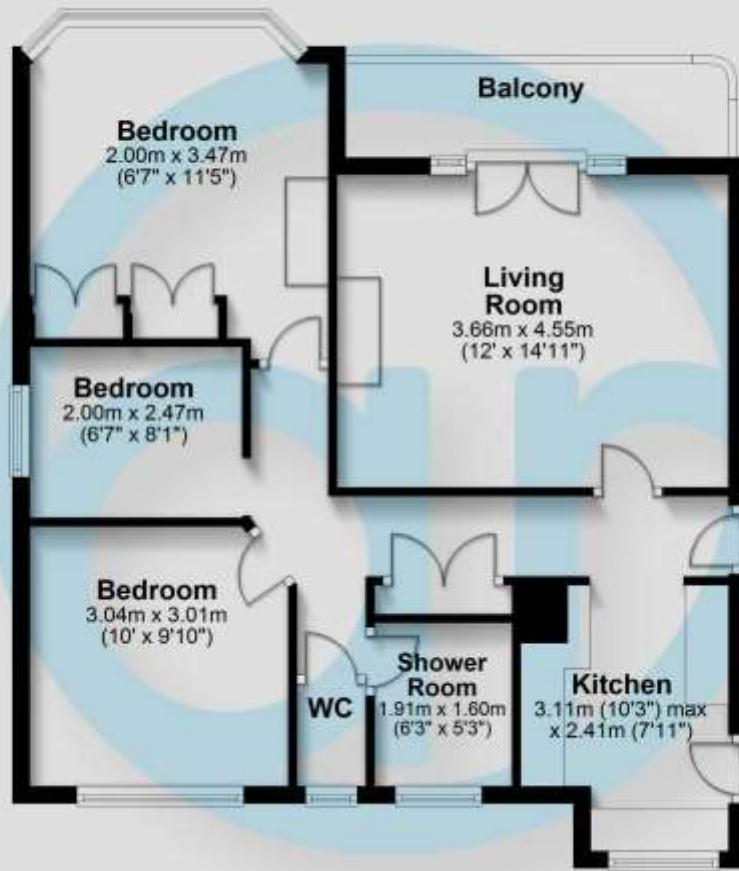
Lease term is approximately 77 years currently. The seller is happy to extend the lease upon completion for an offer in the region of £320,000.

**Maintenance**

TBC - Vendor coming back to us.



## Floor Plan



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