



ASPIRE RESIDENTIAL



2 Nutley Avenue
Worthing BN12 4JS

£260,000

Spacious First Floor Apartment

Private Garden

EPC Rating C

Two Double Bedrooms

Garage

No Forward Chain

Aspire Residential is delighted to offer to the market this beautifully presented two bedroom top floor flat in popular Goring by sea. The property had been refurbished in recent years offering a modern finish. Locally you will find a small parade of independent shops, bus services and a short walk to the seafront. Benefiting from a strong lease and no forward chain this property will be in high demand. Call us today 01903 259 961 to book your viewing.

Aspire Residential, 28 Goring Road , Worthing, BN12 4AD
Phone: 01903 259961, Email: info@aspireresidential.co.uk
www.aspireresidential.co.uk



Stairs up:

Landing

Access to loft space. Radiator. Storage cupboard. Carpets.

Kitchen *9' 0" x 8' 5" (2.74m x 2.56m)*

Double glazed, double aspect windows. Matching range of wall and base units. Brick effect tiling for splash back. Integrated appliances including a fan assisted oven, four ring electric hob and an overhead extractor fan. Space for fridge/freezer and washing machine. Stainless steel sink inset to worktop with mixer tap and draining board. Cupboard housing 'Baxi' boiler. Tile effect flooring.

Bathroom

Double glazed window to rear. Mainly tiled walls for splash back. Panel enclosed bath with mains fed shower and glass shower screen to side. Pedestal wash hand basin. Button flush W/C. Chrome heated towel rail. Tile effect floor.

Bedroom One *11' 9" x 11' 6" (3.58m x 3.50m)*

Double glazed window to rear with radiator below. TV point. Carpets.

Open plan lounge/dining Room *17' 10" into recess x 12' 7" (5.43m x 3.83m)*

Three double glazed windows covering the westerly aspect of the room. Radiator below windows. Feature fire place. Low level storage cupboards and display shelving. Space to dine. Carpets.

Bedroom Two *12' 7" x 8' 11" (3.83m x 2.72m)*

Double glazed window to side with radiator below. TV point. Carpets.

Side Gardens

Laid to lawn throughout.

Rear Garden

Private rear garden offering patio and lawn. Fence Enclosed.



Garage

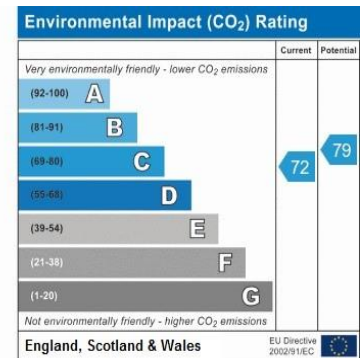
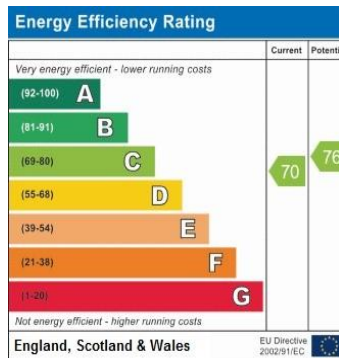
Garage in compound to rear of the building with manual up and over door.

Lease and Tenure

Lease - In excess 980 years. Maintenance is paid on an as when required basis. Ground Rent - £150 p/a. Buildings insurance contribution £450 p/a approx.

Disclaimer

In accordance with the Estate Agency Act 1979, the vendor of this property is a member of staff of Aspire Residential.



Floor Plan

