



Total Approx. Floor Area 855 ft<sup>2</sup> ... 79.4 m<sup>2</sup> (Excluding Balcony)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Prepared by 1st Image 2025

## 5 Wellington Court, Grand Avenue, Worthing, West Sussex, BN11 5AB £265,000 - Leasehold

Glyn-Jones



### Property Information

Tenure – Leasehold with the expiry date of the lease being 24<sup>th</sup> June 2150 (therefore there are 124 years remaining).

Service Charge: £3,249.08 annually (paid in two payments of £1,624.54 every 6 months in advance).

Reserve Fund: £1,708.32 annually (paid in two payments of £854.16 every 6 months in advance).

Ground Rent: £298.00 annually (paid in two payments of £149.00 every 6 months in advance).

You are advised to have this confirmed by your legal representative at your earliest opportunity.

Energy Efficient Rating: C74

Council Tax Band: C

WITH OVER...



At an Average rating of **4.9/5** ★★★★★

NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.



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Set on the prestigious, tree-lined Grand Avenue in Worthing, this purpose-built first floor apartment presents a fantastic opportunity for buyers seeking generous living space and a sought-after location. Offering 855 square feet of accommodation, the flat is accessible by lift and benefits from no forward chain, perfect for those wishing to move swiftly.

The apartment boasts a spacious triple aspect lounge and dining room measuring an impressive 22'9, flooded with natural light and enhanced by access to a south-facing balcony—an ideal spot to enjoy your morning coffee or relax with an evening drink. The fitted kitchen comes well-presented, and there is scope for improvement throughout, appealing to those looking to imprint their own style.

There are two double bedrooms, each equipped with built-in wardrobes, providing ample storage. An expansive entrance hall leads to a well-appointed bathroom with W.C., and an additional cloakroom with a wash hand basin for guests' convenience. Gas central heating ensures comfort year-round.

Externally, the property enjoys use of attractive communal lawn gardens. Additionally, a garage is situated to the rear of the block, and residents benefit from non-allocated parking to the front.



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**£265,000 - Leasehold**



The location is highly desirable. Worthing's stunning seafront is just half a mile away, while direct train links to London can be accessed from West Worthing station, a short 0.3 miles from the property. Excellent local amenities include a parade of shops along Goring Road within 0.3 miles, and Worthing's vibrant town centre approximately one mile away. Superb transport connections are further enhanced by various bus stops within easy walking distance.

With 124 years remaining on the lease, spacious proportions throughout, and positioned in the heart of one of Worthing's most popular avenues, early viewing is strongly recommended to avoid disappointment.



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