



Montague House, Grand Avenue, Worthing, BN11 5BE

Asking Price Of £270,000



We are delighted to offer to the market a first floor, purpose built apartment. The property offers two bedrooms, en suite shower room & guest bathroom, lounge/ dining room and fitted kitchen. The property benefits from an allocated parking bay, bike store, long lease and no ongoing chain.



Key Features

- First Floor Purpose Built Apartment
- Two Double Bedrooms
- En-Suite & Guest Bathroom
- Fitted Kitchen
- Allocated Parking Bay
- Close To Local Transport Link
- Long Lease
- Bike Store
- Well Presented Throughout
- CHAIN FREE



2 Bedrooms



2 Bathrooms



1 Reception Rooms

INTERNAL

Communal front door with stairs rising to the first floor. Front door leading into the entrance with access to rooms and storage cupboard. The apartment offers a fitted kitchen with matching wall and base units, integrated fridge/ freezer, built in double oven, gas hob, integrated dishwasher, space for washing machine, sink and drainer. The lounge/ dining room offers a feature bay window overlooking Grand Avenue. There are two bedrooms with the primary bedroom benefitting from built in wardrobes, access to the en-suite shower room and direct views onto Grand Avenue. The guest bathroom comprises of bath with shower attachment, wash hand basin and WC.

EXTERNAL

One allocated parking bay, bike store, well maintained communal grounds, two visitors parking spaces and a covered bin store.

LOCATION

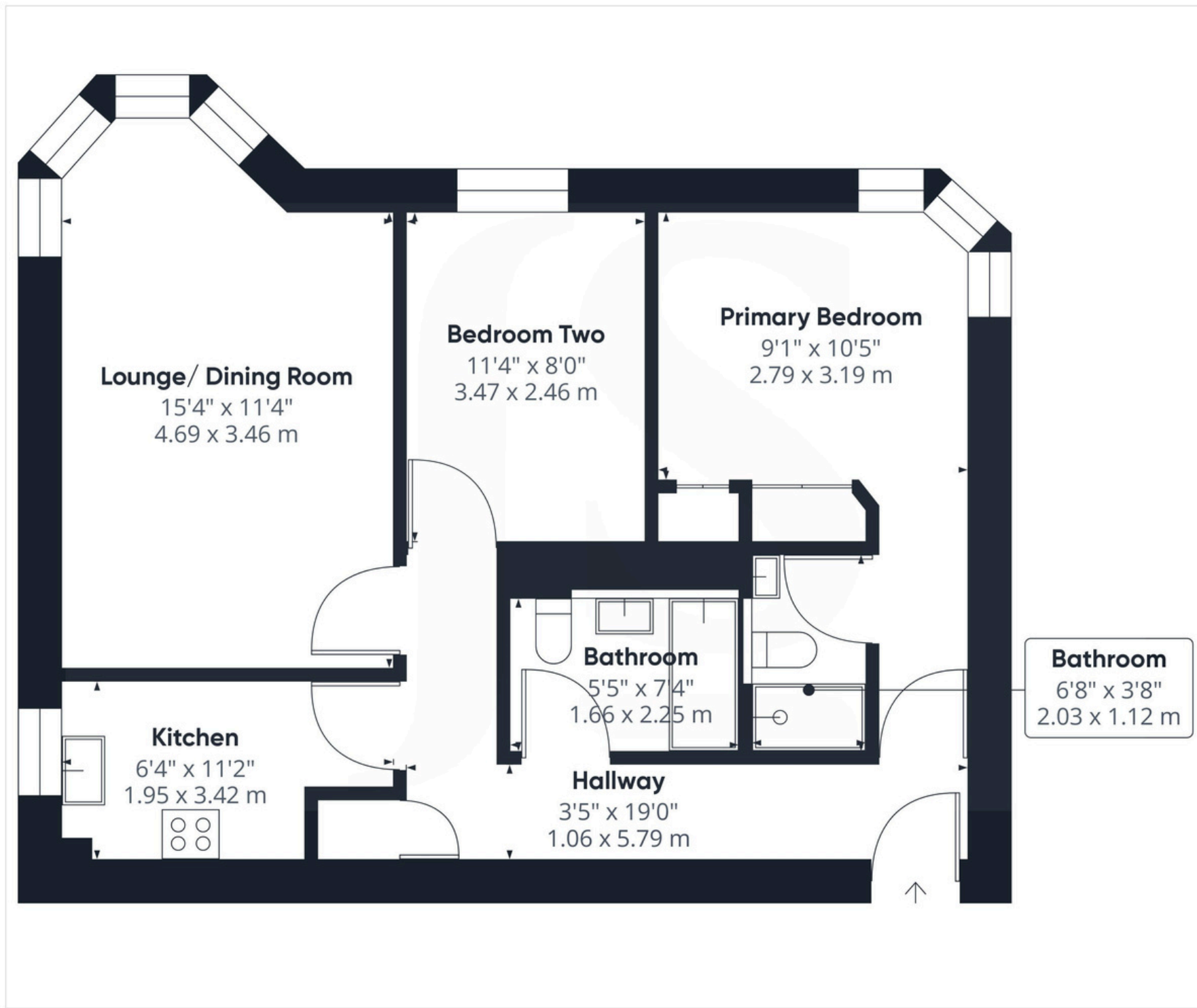
Located in desirable Grand Avenue, Montague House is 350 yards to West Worthing train station and bus routes run along Grand Avenue. Goring Road Shopping facilities with its array of eateries, convenience stores and shops is located 0.4 miles away. Worthing town centre with its comprehensive shops, restaurants and theatres is approximately 1.3 miles away.

Lease: 975 Years remaining

Service Charge: TBC

Ground Rent: £100 per annum





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Approximate total area⁽¹⁾
653.48 ft²
60.71 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Property Details:

Floor area (as quoted by EPC): 67 sqm
 Tenure: Leasehold
 Council tax band: c

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.