



£297,000 Offers In Excess Of

Grand Avenue, Worthing, BN11 5BH

Flat | 2 Bedrooms | 1 Bathroom

01903 491030

Mint Acorn
PROPERTY
Refurbishing & Develop

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Step Inside

Key Features

- Chain-free
- Private front and back garden
- Two double bedrooms
- Separate cloakroom with toilet and washbasin
- Long Lease

Property Description

A well presented, chain-free ground floor flat with a long lease and no service charge Private front and back garden Spacious living area with fireplace Close to West Worthing train station Walking distance to the beach

Main Particulars

This well presented, ground floor chain-free flat has a superb private front and back garden, two good sized double bedrooms, modern kitchen and spacious living area in a highly desirable location.

Comprised of the below:

16'3" x 13' Living room with fireplace and space for a dining area

12'10" x 12'2" Bedroom 1 with view of the garden and built-in wardrobe

10'1" x 9'7" Bedroom 2 with view of the garden

9'6" x 6'9" Kitchen with plenty of storage in a modern style

Main bathroom with shower over bath

Separate cloakroom with toilet and washbasin

Good sized storage cupboard

Hallway

Private front garden with seating area and mature plantation

Private courtyard style back garden with a shed and seating area, perfect for summer evenings

Excellent transport links being adjacent to West Worthing train station

Walking distance to the beach

Close to local schools

On road unrestricted parking

This would be a great opportunity to own a fantastic flat in a superb location

Long lease with 950 years remaining

Ground rent £60.00 per year

No service charge: agreed maintenance costs are split with the first floor flat when required

Council tax band B

EPC Rating D

Kitchen



Back Garden



Bedroom 1



Ground Floor Flat

Approximate Gross Internal Area
797 sq ft - 74 sq m



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. The services, systems and appliances shown have not been tested and no guarantee as to their operability and efficiency can be given. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2025 15733960 Registered Office: , C/O Galloways Accounting, The Mill Building, 31-35 Chatsworth Road, Worthing, West Sussex BN11 1LY

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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