

# Russell Ponsford

The Estate & Letting Agents

80 Ham Road, Worthing, West Sussex, BN11 2QY. Tel: 01903 201560 Fax: 01903 204325

## **FLAT 1, 37 GRAND AVENUE, WORTHING, BN11 5AS**

**A SPACIOUS 3/4 BEDROOM GROUND FLOOR GARDEN FLAT SITUATED IN POPULAR GRAND AVENUE THAT REQUIRES A SCHEDULE OF MODERNISATION**



**PRICE            £170,000            FREEHOLD**

**AN UNUSUAL PROPERTY THAT MUST BE SEEN TO BE APPRECIATED, HAVING BEEN EXTENDED THIS PROPERTY WOULD BEST SUIT A BUILDER / INVESTOR, ALL POTENTIAL BUYERS MUST BE CHAIN FREE.**

- 27' LOUNGE
- THREE DOUBLE BEDROOMS
- KITCHEN – BREAKFAST ROOM
- SPACIOUS BATHROOM
- GOOD SIZE PRIVATE REAR GARDEN
- CENTRAL HEATING (NOT WORKING)
- OFFICE / BEDROOM 4
- MAINLY DOUBLE GLAZED
- MODERNISATION REQUIRED
- VIEWING IS STRONGLY ADVISED



Web: [www.russellponsford.co.uk](http://www.russellponsford.co.uk)



E-mail: [info@russellponsford.co.uk](mailto:info@russellponsford.co.uk)



THE ACCOMMODATION WITH APPROXIMATE ROOM SIZES ARE AS FOLLOWS

Front door to:

- HALLWAY:** Radiator, understairs storage, laminate flooring.
- LOUNGE** 27'5" x 12' narrowing to 10'. TV point, laminate flooring, radiator, double doors to:
- DINING ROOM/  
BEDROOM 4 (W):** 13'7" x 10'. Radiator, double glazed windows, quarry tiled floor.
- KITCHEN/DINER (W):** 13'5" x 10'10". Range of roll edged work surfaces with large inset stainless steel sink unit and 4 burner electric hob, electric oven, space and plumbing for appliances, space for fridge freezer, tiled splashbacks, tiled flooring, double glazed window and door.
- INNER LOBBY:** Tiled flooring, storage cupboard.
- BEDROOM 1 (E):** 17' into bay x 13'. Radiator, combination boiler (currently not working), two double glazed windows.
- BEDROOM 2 (S):** 13' X 12'5". Double banked radiator, double glazed window.
- BEDROOM 3 (S):** 8'10" x 9'3". Radiator, double glazed window.
- BATHROOM:** Fitted with a white suite comprising panelled bath, pedestal wash hand basin, step-in shower cubicle with electric shower, radiator, two double glazed windows.
- OUTSIDE:** Being approximately 60' in length, paved patio area, laid mainly to lawn, walled & fenced.

**Agent's Notes:**

All dimensions are approximate. References to appliances and/or services do not imply that they are in working order or fit the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property and any fixtures and fittings.

All location aerial photographs and floor plans are for guidance and are only a general representation of the location and layout of the property and must not be considered to be accurate or true to scale.

