



12 Queensborough Court | Grand Avenue | Worthing | West Sussex | BN11 5BP  
Offers In Excess Of **£350,000**





We are delighted to offer a penthouse apartment to the market, situated in the desirable Queensborough Court on the north end of Grand Avenue. The property is in good order throughout offering two double bedrooms, 20ft lounge/ diner, kitchen/ breakfast room, bathroom and ensuite shower room. The property also benefits from a balcony, garage, no ongoing chain, long lease and share of freehold.



## Key features:

- Penthouse Apartment
- Two Double Bedrooms
- Ensuite Shower Room & Bathroom
- 20 ft Lounge/ Diner
- Kitchen/ Breakfast Room
- Long Lease & Share Of Freehold
- Garage
- Balcony
- Close to West Worthing Railway Station
- Chain Free

 2 Bedrooms

 2 Bathrooms

 1 Living Room

**INTERNAL** There is a communal entrance with security entry phone and stairs rising to the second floor. The front door opens into a generously proportioned entrance hall with sky light, storage cupboard, boiler cupboard and doors to all rooms. The 20ft dual aspect lounge/diner has a west facing window offering views of Grand Avenue. The kitchen/ breakfast room is dual aspect with cream wall and base units, built in oven, gas hob, integrated dishwasher, washing machine and fridge/freezer, 1 1/2 bowl sink, drainer, space for table and chairs and access to eaves storage. Bedroom one has built in mirrored sliding wardrobes, door to ensuite shower room and French doors leading onto the East facing balcony. The en-suite shower room comprises of corner shower, wash hand basin and WC, there is also access to eaves storage. Bedroom two is a good size with dual aspect windows and built in sliding wardrobe. The main bathroom benefits from a panelled bath with shower above, wash hand basin and WC.

**EXTERNAL** Queensborough Court sits on generous and immaculately kept grounds with gardens surrounding the development. There is a garage to the rear of the property (no.12) with up and over door and electric. The development also offers non allocated parking bays. The property benefits from a balcony with views towards the East.

**SITUATED** Located in desirable Grand Avenue, Queensborough Court is 350 yards to West Worthing train station and bus routes run along Grand Avenue. West Worthing high street 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.

**TENURE** Tenure: Share of freehold & leasehold remainder of a 999 years lease from 1993

Maintenance: £1560 per annum

### COMMUNAL ENTRANCE

**LOUNGE** 12' 5" x 20' 7" (3.78m x 6.27m)

**KITCHEN/BREAKFAST ROOM** 12' 6" x 18' 8" (3.81m x 5.69m)

**BEDROOM ONE** 16' 3" x 14' 1" (4.95m x 4.29m)

### ENSUITE SHOWER ROOM

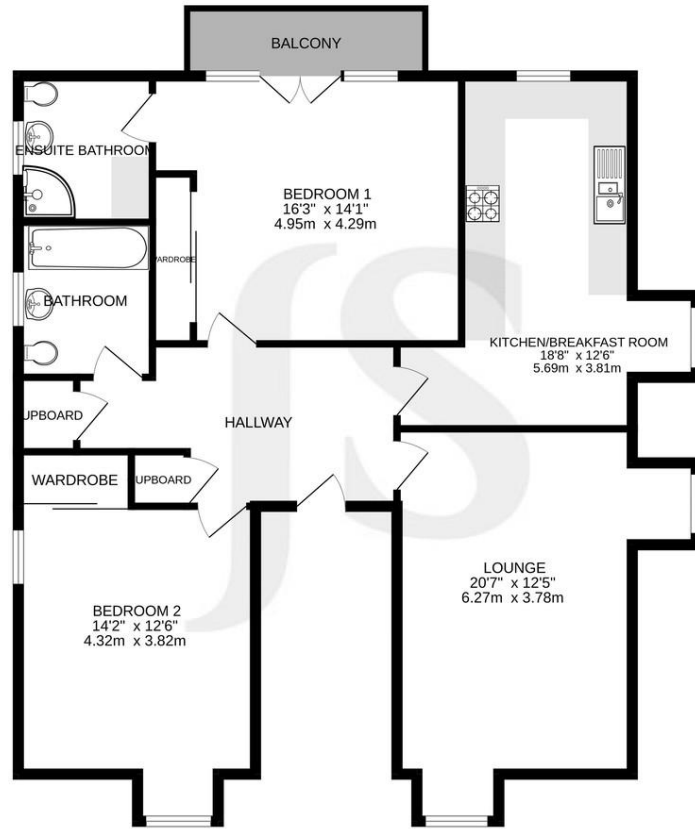
**BEDROOM TWO** 12' 6" x 14' 2" (3.81m x 4.32m)

### BATHROOM

**COUNCIL TAX BAND E**



SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 79   C  | 79   C    |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## Property Details:

Floor Area: 1,098 sq ft (102 sq m) – Floor area is quoted from the EPC

Tenure: Share of Freehold

Council Tax: Band E

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.