

52 Cardinal Court, Grand Avenue, Worthing BN11 5NL

Asking Price Of £290,000

- TWO BEDROOM PURPOSE BUILT FLAT
- PRIME LOCATION
- SOUGHT AFTER BLOCK
- WEST FACING BALCONY
- SHARE OF FREEHOLD
- IN NEED OF COMPLETE MODERNISATION
- WELL PROPORTIONED ROOM SIZES
- GAS CENTRAL HEATING

Whitlock & Heaps are delighted to present to market this two double bedroom flat in this sought after block on Grand Avenue. The flat boasts a spacious living room, with double doors onto the westerly aspect balcony. The flat is of good size throughout however requires updating throughout. The property is being sold with no onward chain and having a share in the freehold.

Bus routes operate locally, making commutes in and out of the town simple. Marine and West parade are located close by with their ample selection of shopping facilities, eateries and cafés. The seafront, local schools and West Worthing train station are within close proximity of the block

ENTRANCE HALL Two storage cupboards housing electrics, radiator, airing cupboard, doors to all rooms.

KITCHEN Incorporating stainless steel double sink with mixer tap and splashback, vinyl work surfaces with cupboards below and matching eye level cupboards, four ring electric hob, fitted 'Belling' oven, 'Viessmann' gas fired combination boiler, radiator, south aspect UPVC double glazed window.

LIVING ROOM Sliding doors to westerly aspect balcony, radiator.

BEDROOM 1 Radiator, double glazed windows with westerly aspect.

BEDROOM 2 Double glazed windows with westerly aspect, radiator.

BATHROOM Comprising bathroom suite with vanity wash hand basin, low level w.c., radiator.

SEPARATE SHOWER Walk in shower unit with 'Triton' electric shower.

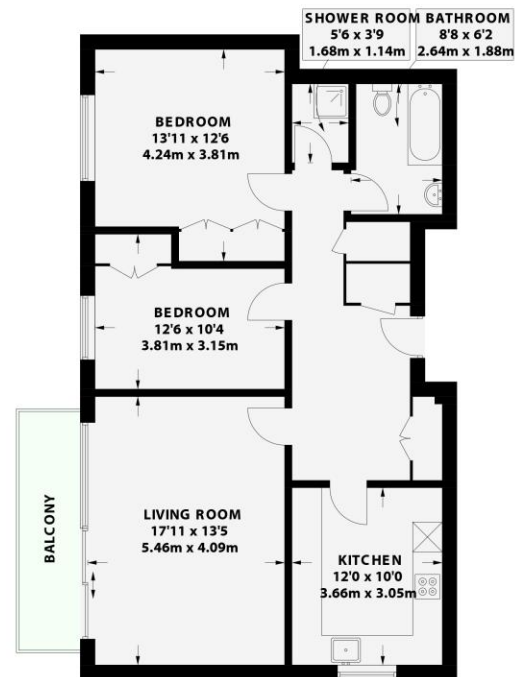
OUTGOINGS Share of Freehold
Lease 999 years from approx. 1980s
Maintenance is £1,999.50 per annum

Council Tax Band D (Taken from the Brighton & Hove Council Website)

CARDINAL COURT

WORTHING

APPROXIMATE GROSS INTERNAL AREA
907 sq ft / 84.3 sq m



First Floor

907 sq ft / 84.3 sq m



Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2). Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Portslade Branch
48 Boundary Road, Portslade BN3 4EF
portslade@whitlockandheaps.co.uk
01273 422706

Hove Branch
65 Sackville Road, Hove BN3 3WE
hove@whitlockandheaps.co.uk
01273 778577



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