



Wallace Court Wallace Avenue

, Worthing, BN11 5QB

Guide price £160,000

Leasehold Council Tax Band B



**\*\* CASH BUYERS ONLY \*\* 35 YEAR  
LEASE REMAINING \*\***

Situated in the popular Wallace Court, Wallace Avenue, this two-bedroom second-floor purpose-built flat offers an excellent opportunity for refurbishment and modernisation. Complete with a private balcony and garage, the property presents huge potential to add value and create a lovely coastal home or investment.

The accommodation comprises a communal entrance with stairs leading to the second floor, a spacious entrance hall, a bright lounge/diner with access to the balcony, two double bedrooms, a fitted kitchen, a bathroom, and a separate WC. The property also benefits from a garage located within the compound.

Due to the short lease, this property is suitable for cash buyers only as it is currently not mortgageable.

Ideally located close to Goring Road shops, which cater for everyday needs, the seafront is also just a short stroll away. Offered for sale with no onward chain, early viewing is highly recommended to appreciate the potential this property has to offer. Please contact the vendor's sole agents, James & James Estate Agents, to arrange your private viewing tour.

Service charge - £822pa  
Ground rent - £11pa

**Communal Entrance Hall**







Stairs to Second Floor Landing

Entrance Hall  
13'3 x 11'5 (4.04m x 3.48m)

Lounge Dinner  
16'11 x 12'2 (5.16m x 3.71m)

Balcony

Kitchen  
8'11 x 10'1 (2.72m x 3.07m)

Bedroom One  
11'7 x 12 (3.53m x 3.66m)

Bedroom Two  
12'8 x 11'5 (3.86m x 3.48m)

Family Bathroom

Separate WC

Garage number 4





Floor Plan



Viewing

Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC’s Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.



Area Map



Energy Efficiency Graph

