



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

t: 01903 958770

e: info@jamesandjamesea.co.uk

119 George V Avenue | Worthing | West Sussex | BN11 5SA

50B Ferring Street | Ferring | West Sussex | BN12 5JP

BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



32 Navarino Road

, Worthing, BN11 2NF

Guide price £180,000

Leasehold - Share of Freehold Council Tax Band A



A well presented first floor balcony flat in this popular residential area.

In brief the accommodation comprises communal entrance with stairs to first floor into entrance hall with large storage cupboards, spacious feature bay fronted lounge, fitted kitchen, bedroom with door to West facing balcony enjoying sea views and a modern fitted bathroom. Other benefits include a long lease, low outgoings, access to communal gardens, gas central heating, and new boiler installed in 2020

Situated in Navarino Road, the property is ideally located close to Worthing town centre. The nearest mainline railway station is Worthing, which gives great links to most major towns and cities. Buses also serve the area.

In our opinion, internal viewing is considered essential to appreciate the overall size and condition of this lovely seaside apartment.

Lease years remaining - 947  
Service charge - £960 pa

Communal entrance with stairs to first floor

Entrance hall  
9'5 x 6'1 (2.87m x 1.85m)

Bay fronted lounge  
15'7 x 12'6 (4.75m x 3.81m)

Bedroom  
6'7 x 13'0 (2.01m x 3.96m)





Balcony with sea views

Kitchen  
12'10 x 5'3 (3.91m x 1.60m)

Family bathroom



## Floor Plan



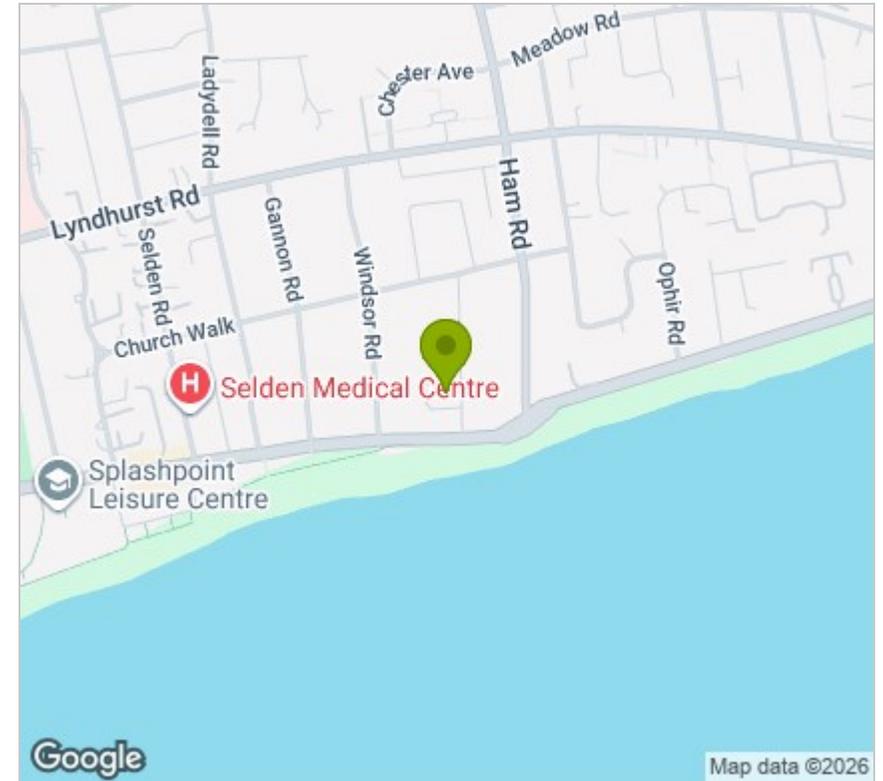
## Viewing

Please contact our Broadwater Office on 01903 958282 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 firm's 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

