



Town Centre

9a Wyke Avenue, Worthing, West Sussex, BN11 1PB

Asking Price £169,950 Leasehold

Michael
Jones
& Company

- Two Double Bedrooms
- Lounge
- Kitchen
- Bathroom
- Electric Heating
- Sash Cord Windows
- Approx. 63 Year Lease

Location

Rarely available and particularly popular, Wyke Avnue is situated just off the seafront in the heart of Worthing's town centre within easy walking distance of a comprehensive range of national department stores, coffee shops, eateries and independent stores as well as being surrounded by a number of attractive public gardens.

The Seafront can be found only a short walk away where you will be able to enjoy a piece of Worthing's history by walking along the pier or by visiting 1 of the 2 iconic cinemas the town has to offer whilst the recently constructed Splashpoint leisure complex is nearby and offers a gym, 2 swimming pools and fitness classes.

If you are looking to head out of Worthing, a train will take you from Worthing to London Victoria or London Bridge in less than an hour and a half or to Brighton in around 20 minutes. The 700 'Coastliner' bus passes along Brighton Road and offers destinations through the south coast. By car, the A27 and A24 are both easily accessible and offer access to all surrounding areas.

The accommodation with approximate room sizes comprises as follows:

Frosted double glazed front door leading to:

Kitchen

16'8" x 9'4" (5.08m x 2.84m) Comprising of a range of working surfaces with integrated single drainer stainless steel sink unit, range of base units and drawers with matching eye level units, space for electric cooker, built in fridge/freezer, fireplace, cupboard housing hot water tank, TV point.

Bedroom Two

10'9" x 8'6" (3.28m x 2.6m) uPVC double glazed window overlooking the west facing rear garden, uPVC double glazed door opening to the rear garden, electric heater, laminate flooring.

Part Tiled Bathroom

Comprising white suite with panel enclosed bath and shower, low level WC, pedestal wash hand basin, frosted window.

Inner Hallway

Understairs storage cupboard.

Bedroom One

12'9" x 12'3" (3.89m x 3.73m) Fitted sash window, exposed strip wooden floorboards, picture rail, TV aerial point, high skirting boards.



Lounge

15'6" x 13'7" (4.72m x 4.14m) Sash window, exposed stripped floorboards, high skirting boards, telephone point.

West Facing Patio Garden

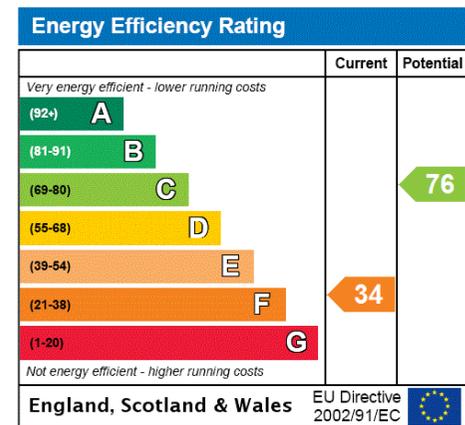
Being paved with shrubbery and plants and boasting a westerly aspect.

Viewing

Strictly by appointment through Michael Jones & Company.

All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily 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.





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