



Matthew  
Anthony  
ESTATE AGENCY

*It's all in the details...*



# 57 Bruce Avenue

Worthing, West Sussex, BN11 5LA

£240,000

- Chain free and newly renovated
- Superbly presented ground floor flat
- Own private street entrance and garden
- Share of Freehold
- Fully rewired. Double Glazing and new combi boiler
- Excellent desk/study area
- Large lounge/dining room with bay windows and fireplace
- Contemporary newly fitted kitchen with integrated appliances
- Generous double bedroom
- Easy access to mainline stations

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Chain free and newly rewired and renovated to an impeccably high specification, this spacious ground floor flat stretches out across the full depth of a semi-detached period property. Impressively tucked back from Bruce Avenue, it has the added benefit of having a new combi boiler and Share of Freehold as well as the privacy of its own enclosed garden and street entrance. Double glazed throughout, it comes with a 999 year lease on completion of sale and shares any maintenance costs on a simple 50/50 basis with the flat above without the expense of any large set service charges.

Step inside and you'll find plush grey carpeting and cool white walls giving a cohesive and inviting feel to a triple aspect layout. The considered addition of new power points in the central hallway allows a feature recess to become a dedicated desk/study area if need, while a duo of recessed cupboards supply handy storage for coats, bags, shoes and ephemera.

Offering plenty of charm, freshly painted traditional panelled doors unfold around you onto a succession of light filled rooms, while classic picture rails flow into a superbly sized lounge/dining room with the sweeping curve of bay windows and the focal point of jet black focal point fireplace.

A brand new kitchen pairs sage green heritage hues with sleek contemporary cabinets and marble veined countertops. A superb array of integrated appliances includes an oven, hob, fridge, freezer and washing machine, and the intelligent use of space provides plenty of storage and workspace. A clear glass splashback sits illuminated by the streamline design of a hidden extractor hood. Adding a great sense of space, a demi-glazed side door provides the perfect finishing touch, taking you into a generously proportioned enclosed porch that makes it easy to step outside and potter about in the garden.

With leafy views and picture rails, a considerable double bedroom sits peacefully to the rear with space for you to add your own choice of wardrobes and storage. Deftly combining classic and contemporary design, a stylish bathroom features an L-shaped bath with an overhead shower. A classic white tile setting is trimmed with the decorative art Deco detailing of monochrome patterns and an encaustic-style floor adds a dash of colour.

Enclosed by fencing that gives a prized level of privacy, outside to the rear a considerable garden has an abundance of colour and greenery. An established lawn supplies space to recline in the sun or enjoy al fresco drinks with friends, while mature borders have scope to be replanted with your own personal favourites.

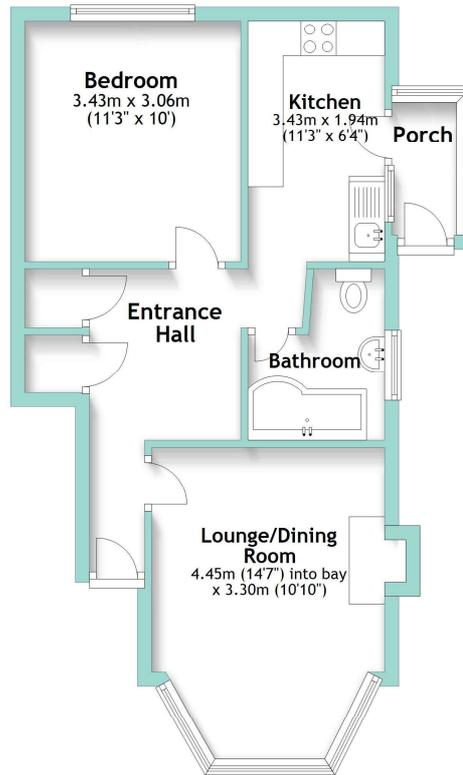
### **In Your Local Area**

Conveniently situated between a choice of two mainline stations, this chain free home offers easy access to the centre of Worthing and local amenities. Neighbouring George V Avenue takes you directly down to the beach and promenade, and the coast road travels into the town centre in one direction and on to Ferring with its beachfront footpaths and cafes in the other.



### Ground Floor

Approx. 47.0 sq. metres (505.8 sq. feet)



Total area: approx. 47.0 sq. metres (505.8 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		61	72
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**Council Tax:** Adur & Worthing Band A

**Tenure:** Leasehold with a Share of the Freehold

**Lease:** 999 years on completion

**Current Ground Rent:** Peppercorn

**Current Service Charge:** 50 / 50 Split with First Floor Flat

#### Flood Risk

Rivers & Seas: Very Low

Surface Water: Very Low

#### Estate Agents Act 1979:

Prospective purchasers are advised that the seller of this property is a Director of Matthew Anthony Ltd.

#### Disclaimer

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigations into the working order of these items. All measurements are approximate and photographs provided for guidance only. The mention of any appliances, apparatus, fixtures, fittings, or services within these particulars does not necessarily mean they are included within the sale.

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