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- **TOP FLOOR APARTMENT**
- **14 FOOT DOUBLE ASPECT LOUNGE**
- **13 FOOT DOUBLE BEDROOM**
- **GARAGE & RESIDENT PARKING**
- **EXCELLENT PRESENTATION THROUGHOUT**
- **REMAINDER OF A 999 YEAR LEASE**



**Helen Court Mill Road**  
Worthing BN11 5DZ

**£170,000**

A superbly presented one bedroom, top floor apartment being close to local amenities and transportation links as well as being within walking distance from the beach. Accommodation comprises of a spacious entrance hall with entry phone system, a 14ft double aspect lounge, fitted kitchen, 13ft double bedroom with a built in double wardrobe and a good size bathroom. Other benefits include a garage in a nearby block, unallocated parking and well maintained communal gardens. Early viewings are strongly advised to fully appreciate this property.

#### Entrance Hall 8' 8" x 5' 3" (2.64m x 1.60m)

Entry phone system. Electric wall mounted heater. Storage cupboard.

#### Lounge/Diner 14' 0" x 10' 0" (4.26m x 3.05m)

Double aspect room with double glazed windows to the front and side. Wall mounted electric heater.

#### Kitchen 10' 2" x 5' 4" (3.10m x 1.62m)

Double glazed window to the front. Roll edge worktops with inset stainless steel, single bowl, single drainer sink unit with mixer tap. Range of base units and drawers with matching wall mounted cupboards. Spaces for a cooker and fridge. Space and plumbing for a washing machine.

#### Bedroom 13' 0" x 9' 10" (3.96m x 2.99m)

Double glazed window to the rear. Built in double wardrobe. Electric wall mounted heater.

#### Bathroom 9' 10" x 5' 4" (2.99m x 1.62m)

Part tiled with a double glazed window to the side. Panel enclosed bath. Low level WC. Pedestal wash hand basin.

#### Garage

Situated in a nearby block to the front of the building. Up and over door.

#### Gardens

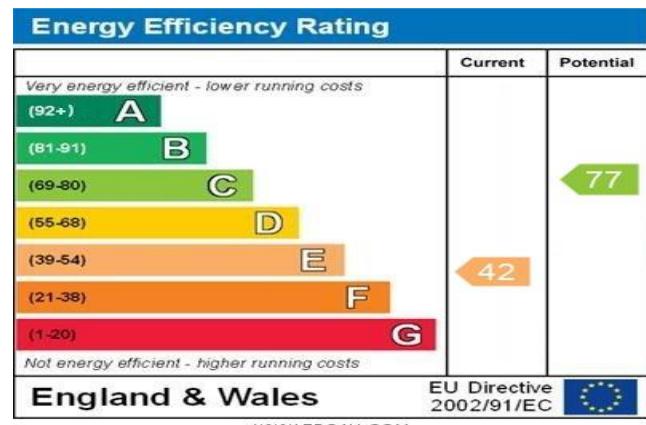
Areas of lawn with mature trees and shrubs. There is also unallocated parking for residents and visitors.

#### Maintenance

Includes insurance. £1357.08 annually, paid quarterly.

#### Ground Rent

£17 per annum.



**traditional values modern thinking**

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