



1 Wells Court Pevensey Garden, Worthing, BN11 5PE
Price £259,950

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CHAIN FREE two bedroom ground floor flat located in highly sought after West Worthing close to seafront, shops and transport links. The accommodation briefly comprises, communal entrance with private front door to hallway, open plan lounge/dining room with BALCONY/TERRACE, two double bedrooms, bathroom and separate Wc. Benefits include a long lease and gas central heating.

- Two Double Bedrooms
- Ground Floor Flat
- Sought After West Worthing
- Lounge/Dining Room
- Balcony/Terrace
- Reminder of 934 Year Lease
- Close to Transport Links
- Chain Free



Communal Entrance

With front door opening to

Entrance Hall

Storage cupboards.

Lounge/Dining Room

6.48 x 4.73 (21'3" x 15'6")

Three radiators. Two double glazed windows and double glazed doors opening to,

Balcony / Terrace

Views onto communal gardens.

Kitchen

3.81 x 3.58 (12'5" x 11'8")

A range of work surfaces with cupboards and drawers fitted under. Part tiled walls. Inset one and half bowl stainless steel sink drainer unit with mix taps. Four ring electric hob, extractor fan above. Integrated electric oven. Integrated

fridge freezer, cupboard housing Worcester boiler. Space for washing machine. Double glazed window.

Bedroom One

4.07 x 3.58 (13'4" x 11'8")

Double glazed window, storage cupboard, radiator

Bedroom Two

3.25 x 2.87 (10'7" x 9'4")

Double glazed window, storage cupboard, radiator.

Bathroom

Bath and wash basin. Double glazed window. Part tiled walls. Radiator.

Separate Wc

Closed coupled Wc, double glazed window, radiator.

Communal Gardens

Well maintained lawned gardens with various shrub borders,

Required Information

Length of lease: Remainder of 934 year lease

Annual service charge: £1,282 Per Annual

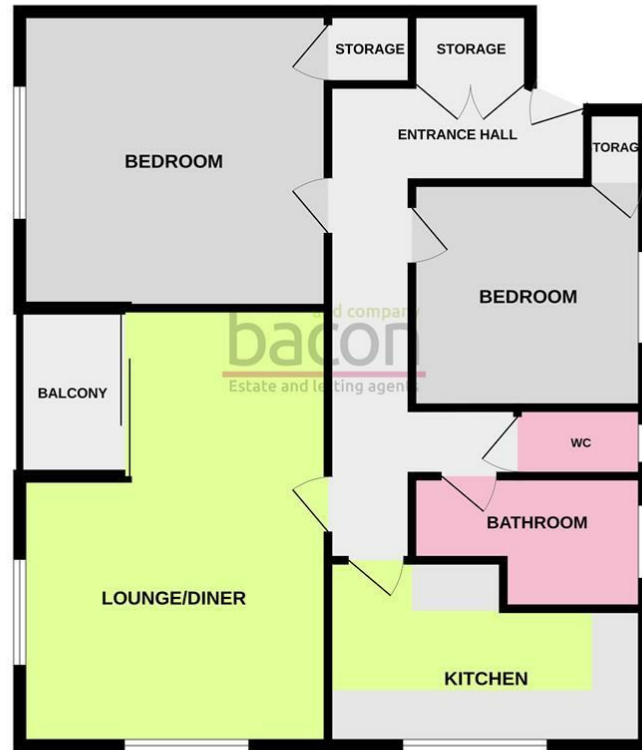
Annual ground rent: £30

Council tax band: C

Draft version: 1

Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	71	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.



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