



Flat 1, Aspen Court, 40 St. Botolphs Road, Worthing, BN11 4JS
Price £235,000

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CHAIN FREE highly sought after GROUND FLOOR one bedroom apartment located in popular West Worthing. Conveniently located for local shopping facilities, bus and railway services. The apartment accommodation briefly comprises, communal entrance hall with security entryphone, entrance hall, West aspect lounge and modern kitchen with double doors opening to WESTERLY ASPECT PATIO, double bedroom with built in wardrobe and spacious bathroom/Wc. Externally there is an allocated parking space, beautifully maintained lawned communal gardens and additional visitors parking space. Benefits include gas central heating and double glazing.

- Ground Floor Apartment
- West Aspect Double Doors & Patio
- Double Bedrom
- Chain Free
- GCH & Double Glazing
- Allocated Parking Space
- Remainder of 999 Year Lease
- Close to Shops & Transport Links





Communal Entrance

Security entryphone and passenger lift. Front door opening to

Entrance Hall

Security entryphone. Wall mounted central heating control. Radiator. Utility cupboard with washer/dryer included and shelves above. Cloaks cupboard with electric RCD unit and shelves.

Lounge

5.13 x 4.04 (16'9" x 13'3")
Double glazed doors opening onto a WESTERLY aspect patio. Radiator. Opening to kitchen.

Modern Kitchen

3.11 x 1.70 (10'2" x 5'6")
Work surfaces with cupboards fitted under. Inset single drainer sink unit. Fitted electric hob with oven under and extractor above. Integrated fridge, freezer and dishwasher. Range of

matching wall cupboards with lighting under. Wall mounted boiler concealed in cupboard. Tiled floor.

Double Bedroom

3.36 x 3.34 (11'0" x 10'11")
Double glazed window to West aspect. Radiator. Built in double wardrobe.

Bathroom/Wc

2.32 x 1.70 (7'7" x 5'6")
Suite comprising panelled bath with shower above, pedestal wash hand basin and low level flush Wc. Chrome towel radiator. Part tiled walls. Shaver point.

Allocated Parking Space

Number 1. Located to the rear of the development.

Visitors Parking Space

Space 15 located to the front of the development.

Communal Gardens

Beautifully maintained gardens surround the development.

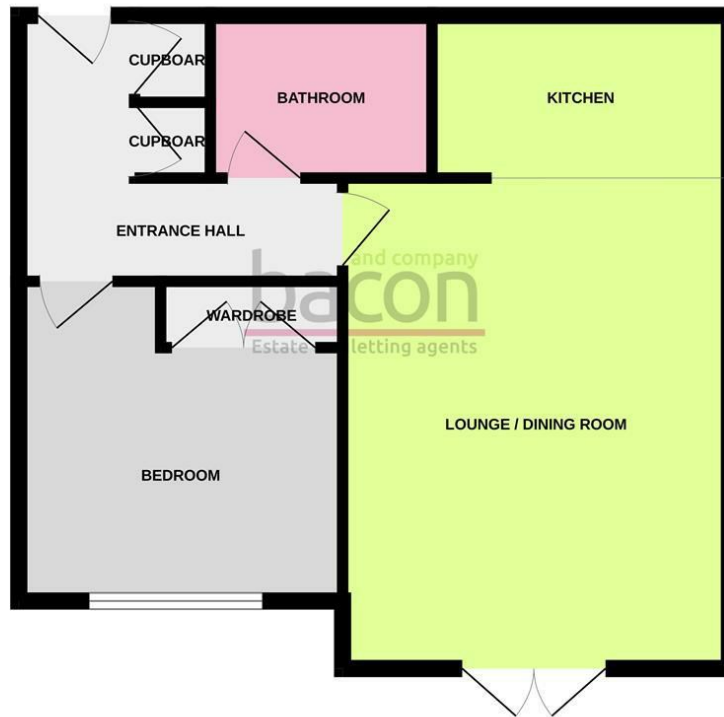
Required Information

Length of lease: Remainder of 999 years with a share of freehold
Annual service charge: £1620 service charge for the period 01/10/2023 to 30/09/2024
Annual ground rent: Included in the above service charge figure.
Council tax band: B

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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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.



baconandco.co.uk

72 Goring Road, Goring-by-sea, Worthing, West Sussex, BN12 4AB

01903 520002

goring@baconandco.co.uk