



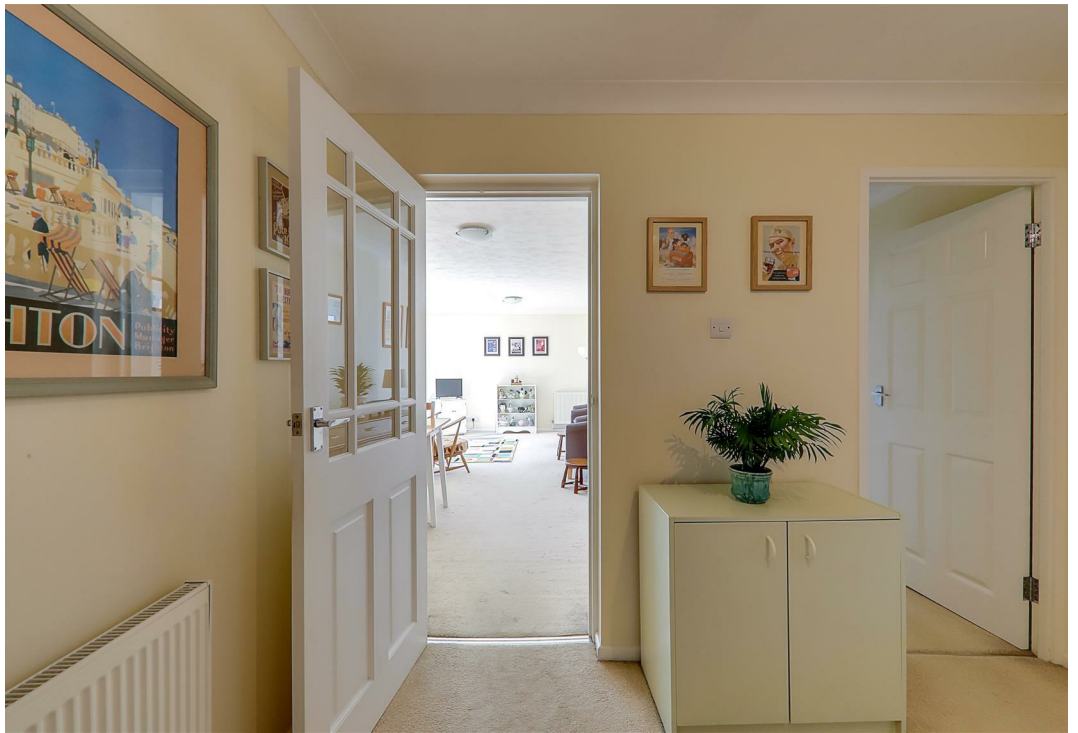
24 Cardinal Court, Worthing, BN11 5NW
Guide Price £365,000

and company
bacon
Estate and letting agents



Immaculately presented two bedroom top floor apartment with South facing balcony in this sought after Grand Avenue West Worthing area. There is a communal entrance hall with security entryphone system, with a lift and stairs to all floors. The accommodation briefly comprises, front door opening to 14'10" reception hall with doors off to all rooms, 20ft South aspect lounge opening to South facing sun balcony with distant sea views, modern kitchen/breakfast room, two double bedrooms, modern shower room/Wc and separate cloakroom Wc. Benefits include remainder of 999 year lease with a share of the freehold, a secure underground parking space, low outgoings, double glazing, gas central heating and modern boiler.

- TOP FLOOR APARTMENT
- SOUTH FACING BALCONY
- MODERN KITCHEN
- GAS CENTRAL HEATING
- REFURBISHED THROUGHOUT
- SOUTH ASPECT LOUNGE
- UNDERGROUND PARKING
- SHARE OF FREEHOLD
- LONG LEASE
- CHAIN FREE





COMMUNAL ENTRANCE

Stairs and lift to all floors. Front door to

RECEPTION HALL

4.52 x 2.95 (14'10" x 9'8")

Built in storage cupboard with light and hanging space with storage. Security entry phone. Radiator and central heating thermostat.

SOUTH FACING LOUNGE/DINING ROOM

6.10 x 3.40 (20'0" x 11'2")

Double glazed patio doors to balcony with views over Worthing and towards the seafront. Two radiators. TV Point.

SOUTH FACING BALCONY

Space for table and chairs with South and West views across Worthing to the sea.

MODERN FITTED KITCHEN / BREAKFAST ROOM

3.00 x 3.00 (9'10" x 9'10")

Refurbished comprising: stainless steel sink unit with single drainer with cupboard and built in dishwasher under. Working surface with a good range of cupboards

and drawers with matching wall mounted cupboards with concealed lighting and breakfast bar. Built in electric oven with storage cupboards above and below. Four ring gas hob with extractor over. Built in storage cupboard housing space and plumbing for washing machine with working surface above for tumble dryer. Fridge/freezer space. Radiator. Double glazed window.

BEDROOM ONE

3.96 x 3.40 (13'0" x 11'2")

Double glazed window. Radiator. Built in wardrobes with hanging space and storage.

BEDROOM TWO

3.25 x 2.54 (10'8" x 8'4")

Double glazed window. Radiator. Built in storage cupboard housing wall mounted boiler and shelving.

RE-FITTED MODERN SHOWER ROOM / WC

A must see re-fitted shower room comprising step in shower enclosure with shower over. Concealed cistern/WC. Wash hand basin with storage cupboard under. Fully tiled walls and tiled flooring. Heated towel rail. Double glazed window. Extractor fan.

CLOAKROOM

Half tiled walls. Concealed cistern/WC. Wash hand basin. Extractor fan.

OUTSIDE

PARKING SPACE

Allocated secure underground parking space, with visitors parking outside the main entrance.

COMMUNAL GARDENS

Surrounding the development.

Required Information

Length of lease: Remainder of a 999 year lease from 1976

service charge: £572.02 every quarter.

Annual ground rent: £0

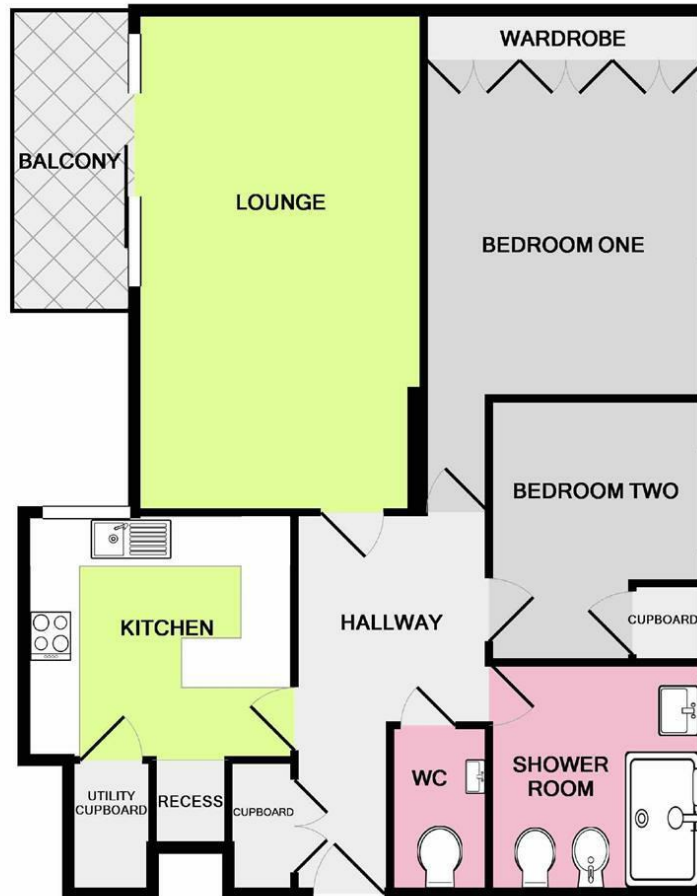
Council tax band: C

Draft version:

Note: These details have been provided by the vendor.

Any potential purchaser should instruct their conveyancer to confirm the accuracy.





Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	55	61
(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.

