



16 Aldsworth Court, Worthing, BN12 4UR

Price £295,000

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### \*\*\*SUN TERRACE\*\*\*SELF CONTAINED\*\*\*SOUTH GORING\*\*\*

A spacious two double bedroom first floor apartment with SOUTH ASPECT SUN TERRACE located in highly sought after SOUTH GORING. Local shops and transport links are in close proximity to the apartment. The accommodation briefly comprises, private entrance, hall, stairs and landing, kitchen, living room, sun terrace, two bedrooms and shower room/Wc.

- Self Contained Apartment
- First Floor
- Two Double Bedrooms
- Well Maintained Communal Gardens
- South Facing Sun Terrace
- Gas Fired Central Heating
- Spacious Living Room
- South Goring







### Private Entrance & Covered Porch

Front door opening to;

### Lobby & Stairs

Staircase rising to first floor.

### Hallway

Storage cupboard with access hatch to loft. Door to sun terrace. Central heating thermostat. Radiator.

### Sun Terrace

A spacious South facing terrace with views over the communal gardens.

### Lounge

3.49 x 5.16 (11'5" x 16'11")  
Double glazed South facing window. Two radiators. Fitted electric fire with surround.

### Kitchen

3.35 x 2.30 (10'11" x 7'6")  
Range of work surfaces with cupboards and drawers fitted under. Inset sink. Space for cooker and fridge/freezer. Recessed larder cupboard. Wall mounted boiler. Part tiled walls. Double glazed window.

### Bedroom 1

3.53 x 4.56 (11'6" x 14'11")  
Two recessed double wardrobes. Radiator. Double glazed window.

### Bedroom 2

3.36 x 2.83 (11'0" x 9'3")  
Two recessed double wardrobes. Radiator. Double glazed window.

### Wet Room/Wc

Wall mounted shower with curtain and rail,

vanity sink with cupboard under and low level flush Wc. Part tiled and part wood panelled walls. Double glazed window. Towel radiator. Airing cupboard housing hot water cylinder and cold water tank.

### Communal Gardens

Well maintained gardens surround the development. Gated dustbin area.

### Required Information

Freehold:

Annual service charge: £175 per quarter includes buildings insurance, communal gardening and window cleaning.

Service charge review period: Annually

Draft version: 1

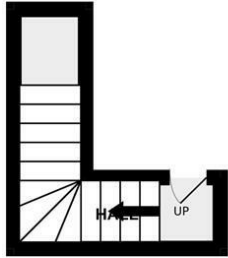
Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.





GROUND FLOOR  
39 sq.ft. (3.6 sq.m.) approx.

FIRST FLOOR  
665 sq.ft. (61.8 sq.m.) approx.



TOTAL FLOOR AREA : 704 sq.ft. (65.4 sq.m.) approx.

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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