



Flat 4 Helen Court, Mill Road, Worthing, BN11 5DZ
Asking Price £180,000

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*****NO CHAIN*** LONG LEASE***JULIETTE BALCONY***WEST WORTHING**

This apartment is conveniently located in popular West Worthing with local shopping facilities and transport links all nearby.

A one bedroom apartment with the remainder of 999 year lease, the accommodation briefly comprises, communal entrance, hallway, lounge with JULIETTE BALCONY, kitchen, double bedroom and bathroom/Wc. Externally there are communal gardens and non allocated residents parking. Viewing is highly recommended.

- West Worthing
- Double Bedroom
- First Floor Flat
- Juliette Balcony
- Remainder of 999 year lease
- Bathroom/Wc
- Kitchen
- Viewing Recommended





Communal Entrance

With staircase rising to the first floor. front door to;

Hallway

Carpeted throughout. Access to two storage cupboards. Security entryphone.

Living Room

4.15 x 3.06 (13'7" x 10'0")

Carpeted throughout. Wall mounted storage heater. Double glazed window. Double glazed door providing access to Juliette balcony. Tv and telephone point.

Kitchen

3.19 x 1.57 (10'5" x 5'1")

Tiled effect flooring throughout. A modern kitchen suite briefly comprising of; roll edge work surfaces. Matching wall and base units. Integrated electric oven with four ring electric

hob. Extractor hood above. Part tiled walls. Stainless steel sink with drainer. Double glazed window. Space for further appliances.

Double Bedroom

3.88 x 2.97 (12'8" x 9'8")

Carpeted throughout. Door providing access to airing cupboard with shelving. Wall mounted storage heater. Two double glazed windows. Further storage area with hanging and shelving above.

Bathroom/Wc

2.97 x 1.61 (9'8" x 5'3")

Suite comprising panelled bath, wash hand basin and low level flush Wc. Part tiled walls. Double glazed window.

Communal Grounds and Residents Parking

Residents non allocated parking and gardens surround the development.

Required Information

Length of lease: remainder of 999 year lease

Approximately 954 remaining

Annual service charge: £478 paid per quarter (£1912) pa

The management company have served a section 20 notice for repointing works the current cost of works for 4 Helen Court is approximately £6500, the owner could leave this on account for a purchaser subject to negotiations.

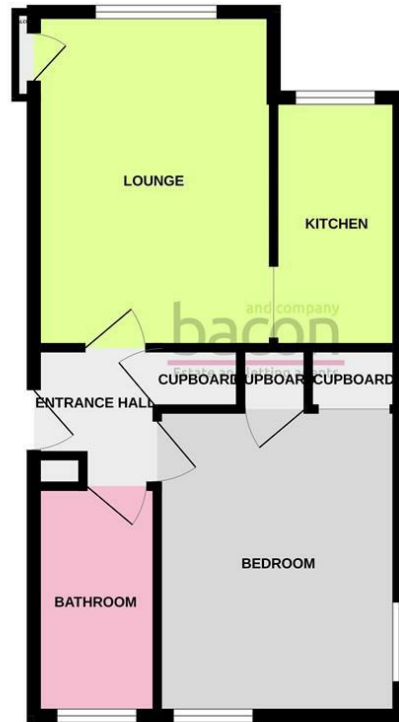
Annual ground rent: £15 PA

Council tax band: A

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	67	77
(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.



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