



23 Arundel Court, Worthing, BN11 5HQ

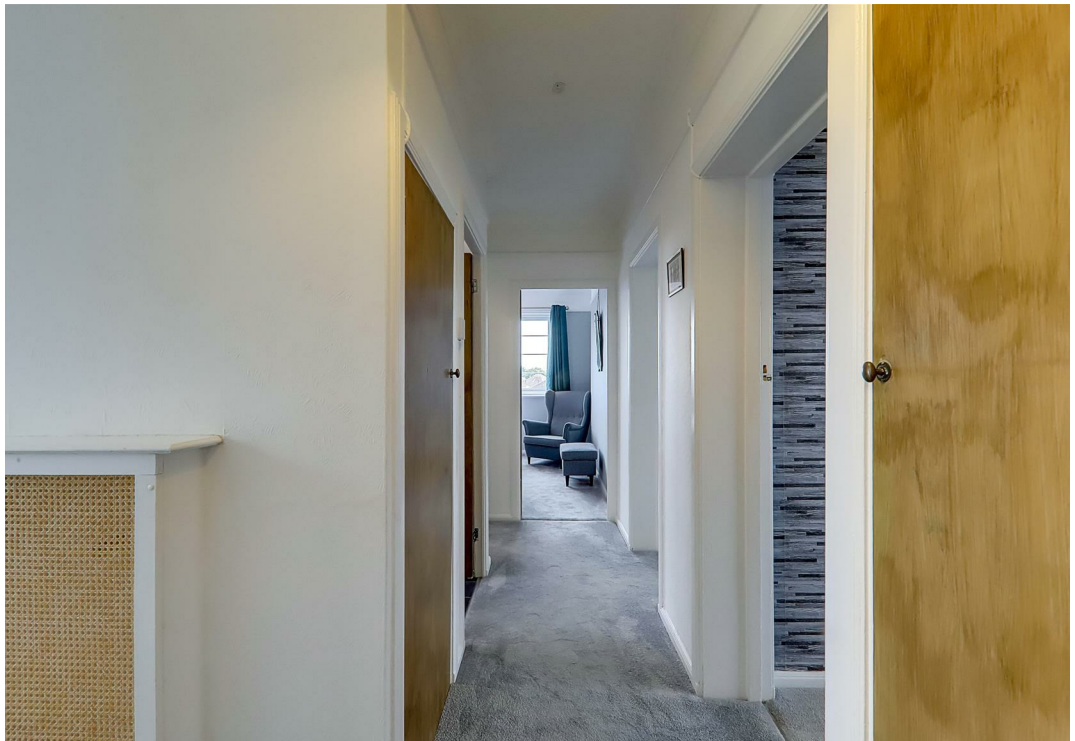
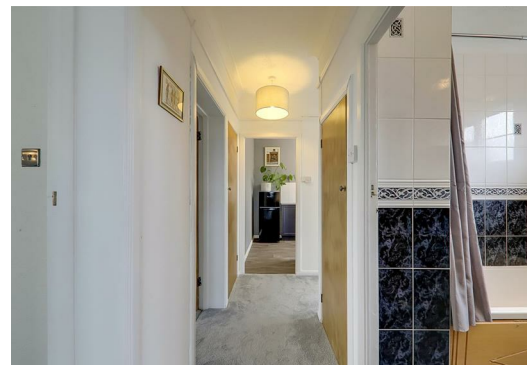
Price £285,000

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An opportunity to purchase this TWO DOUBLE BEDROOM second floor apartment with SUN BALCONY offering a wealth of character located in highly sought Lansdowne Road in West Worthing. Located close to Goring Road shopping facilities, transport links and seafront promenade. The 1930's ART DECO style development retains many period features. The apartment offers light and well presented accommodation briefly comprising, communal entrance, part enclosed entrance vestibule, entrance hall, lounge, modern kitchen, two double bedrooms and modern bathroom/Wc. Externally there is non allocated parking available on the development. Benefits include the remainder of a 999 years lease and the property is to be sold CHAIN FREE.

- Sun Balcony
- Two Double Bedrooms
- Share of Freehold
- Art Deco Building
- Spacious Apartment
- West Worthing
- Chain Free
- Modern Kitchen





Communal Entrance

Attractive and well maintained entrance with staircase rising to the second floor. Door to

Vestibule

Part enclosed vestibule with external storage cupboard and outlook over the communal grounds. Personal front door to

Entrance Hall

Storage cupboard and airing cupboard.

Living/Dining Room

4.90 x 3.89 (16'0" x 12'9")

Dual aspect double glazed windows and double glazed door leading out to the SUN BALCONY. Fitted fire and surround. Radiator.

Sun Balcony

Part enclosed balcony with rooftop views.

Refitted Kitchen

3.15 x 2.16 (10'4" x 7'1")

A modern kitchen with Navy shaker style cupboards

and drawers. Work top surfaces with Inset sink. Space for cooker, washing machine and fridge/freezer. Matching wall cupboards. Double glazed window. Part tiled walls.

Bedroom One

4.36 x 2.98 (14'3" x 9'9")

Double glazed window. Radiator. Fitted cupboard.

Bedroom Two

3.20 x 3.11 (10'5" x 10'2")

Double glazed window.

Bathroom

2.1 x 1.63 (6'10" x 5'4")

Suite comprising panelled bath and pedestal wash hand basin. Double glazed window. Tiled walls.

Separate Wc

Low level flush Wc. Double glazed window. Tiled walls.

Communal Gardens & Parking

Non allocated parking and attractive well maintained lawns surround the development.

Required Information

Length of lease: 999 years from June 1971
Annual service charge: £2975 includes heating, hot water, gardens, building maintenance, window cleaning, lighting and building insurance.
Annual ground rent: £0

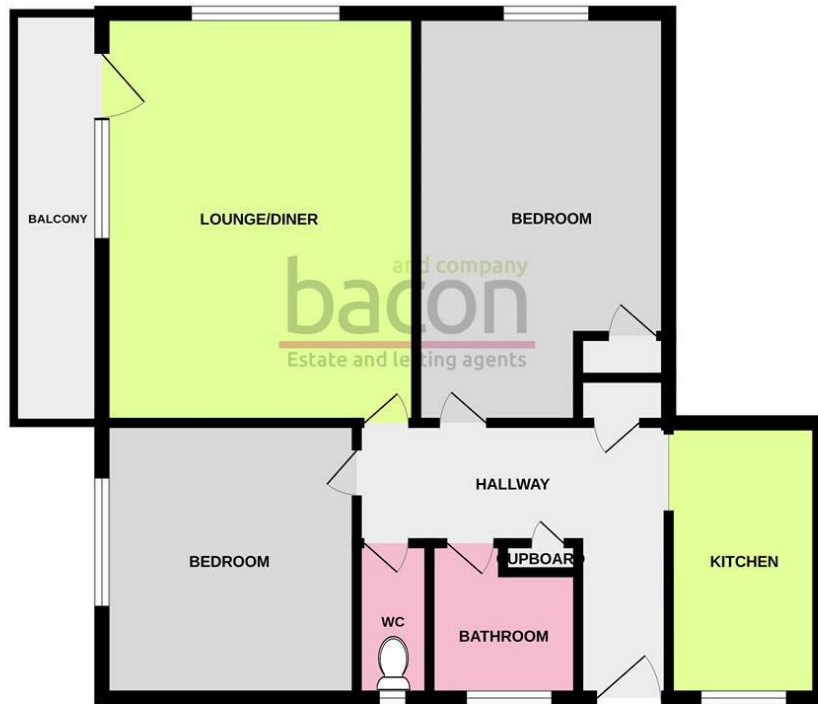
Council tax band: A

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 operation 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			
(55-68) D		56	
(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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