



Flat 2 Wimborne Court, Brooklyn Avenue, Worthing, BN11 5QW
Price Guide £250,000

and company
bacon
Estate and letting agents



An immaculately presented two double bedroom, first floor flat in the popular Goring location. Accommodation briefly comprises; communal entrance, private door, hallway, kitchen, one double bedroom with a fitted wardrobe, second double bedroom and bathroom. Benefits include double glazed windows, storage room and garage. The home is ideally located with shops and bus routes. Viewing highly recommended to appreciate the overall condition of the home.

- Two Double Bedrooms
- Lounge/Dining Room
- Lockable Storage Room
- West Facing Balcony
- First Floor
- Popular Location
- Garage
- Security Entryphone





Communal Entrance

Accessed via glazed communal door with security entryphone system.

Entrance Hall

Night Storage Heater. Coat Cupboard. Cupboard housing hot water cylinder.

Kitchen

1.79 x 4.83 (5'10" x 15'10")

Double aspect kitchen with space for under counter white goods and freestanding fridge/freezer. Electric cooker & hob. Electric wall mounted heater.

Lounge/Dining Room

3.42 x 5.77 (11'2" x 18'11")

Double Aspect South/West facing living and dining space. Access door to the West Facing balcony. Newly fitted Dimplex storage heater.

Bedroom One

3.36 x 4.23 (11'0" x 13'10")

Generously sized double bedroom with fitted wardrobe. Newly fitted Dimplex storage heater. Double glazed window.

Bedroom Two

3.03 x 3.42 (9'11" x 11'2")

Double bedroom. Double Glazed window. Storage heater.

Lockable Storage Room

3.26 x 1.68 (10'8" x 5'6")

Located just outside the flat. Lockable storage room with power and light.

Bathroom

Bath with electric shower over. Wash hand basin. Toilet. New extractor fan fitted.

Garage

2.69 x 5.19 (8'9" x 17'0")

Secure garage with power and light

Required Information

Length of lease: 128 years

Annual service charge: £3,096 plus £492 garage maintenance fee

Annual ground rent: Peppercorn

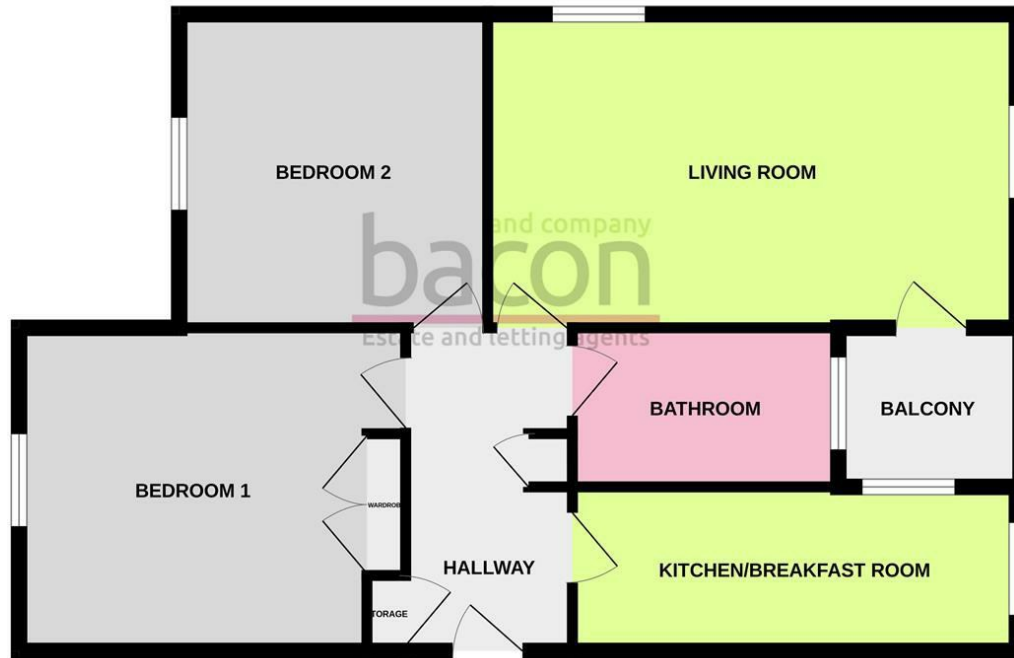
Council tax band: B

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	74	80
(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.

