



9, Wisborough Court Littlehampton Road, Worthing, BN13 1RG
Guide Price £210,000



A great opportunity to acquire this TWO BEDROOM first floor apartment with GARAGE. The apartment offers a SOUTH FACING living room with space to accommodate a dining table, kitchen with integrated appliances and space for additional white goods, two good sized double bedrooms and a bathroom. The apartment is conveniently located within walking distance of local amenities. The apartment also comes with a garage to the rear of the block.

- Generous Sized Apartment
- South/West Facing
- Popular Location
- Modern Finish Throughout
- Plenty of storage
- First Floor
- Garage





Communal Entrance

Communal entrance with intercom system to all apartments. Stairs leading to all floors.

Entrance Hall

Two storage cupboards, radiator.

Living Room

6.06 x 3.27 (19'10" x 10'8")

South facing living room with plenty of space for living room furniture and dining room table, radiator, large window.

Kitchen

2.05 x 3.64 (6'8" x 11'11")

Integrated oven, extractor fan, microwave and gas hob with space for a washing machine, fridge/freezer and slim line dishwasher, inset sink, opening window, boiler.

Bedroom One

3.74 x 3.06 (12'3" x 10'0")

Generous double bedroom with fitted wardrobe space, West facing window, radiator.

Bedroom Two

3.46 x 2.46 (11'4" x 8'0")

Double bedroom with wardrobe space, radiator, South facing window.

Bathroom

Fully tiled bathroom, bath with riser rail shower over, toilet, wash hand basin with mixer tap, extractor fan, towel rail.

Garage

Required Information

Length of lease: Approximately 108 years remaining

Flat 9 Service Charge £1544.04pa

Flat 9 Reserve Fund Charge £2040.76 planned for roof works under S20

Flat 9 Ground Rent £270.00pa

Garage Service Charge £200.62pa

Flat 9 Reserve Fund Charge £125.00pa

Garage Ground Rent £34.00pa

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	68
(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.

