



Flat 1, Wentworth Court Downview Road, Worthing, BN11 4RJ
Guide Price £200,000

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CHAIN FREE purpose built GROUND FLOOR one bedroom flat with WEST FACING BALCONY and GARAGE. Situated close to local shops and bus services with West Worthing mainline railway station just at hand. Briefly the accommodation comprises of entrance hall, lounge/diner with West facing balcony, double bedroom with fitted wardrobes, modern bathroom with separate cloakroom. The property also benefits from security entry phone, gas fired central heating and double glazed windows. Externally there is a brick built garage in compound and one of the main features of the property are the delightful and attractive communal gardens.

- Chain Free
- One Bedroom
- Ground Floor Flat
- Popular West Worthing Location
- Private West Facing Sun Balcony
- Modern Kitchen & Bathroom
- Gas Central Heating
- Garage





Security entry phone. Glazed communal front door to communal hallway. Private door to:

ENTRANCE HALL

Shelved linen cupboard housing lagged water tank with emersion. Large storage cupboard. Security entry phone. Radiator.

LOUNGE/DINER

5.36m x 3.71m (17'7 x 12'2)

Two radiators. Double glazed window. Double glazed door leading to:

WEST FACING SUN BALCONY

Overlooking attractive communal gardens.

MODERN KITCHEN/BREAKFAST ROOM

2.92m x 2.54m (9'7 x 8'4)

Part tiled modern fitted kitchen comprising of roll top work surfaces with single drainer stainless steel sink unit with mixer taps. Range of base of base units comprising of cupboards and drawers. Matching eye

level wall units. Space and plumbing for washing machine and tumble dryer. Space for cooker and tall fridge/freezer. Radiator. Double glazed window.

BEDROOM

4.32m x 3.53m into wardrobe (14'2 x 11'7 into wardrobe)

Full length floor to ceiling fitted wardrobes with hanging space, storage and drawers. Matching dressing unit. Radiator. Double glazed window.

MODERN BATHROOM

Fully tiled. White suite comprising of 'P' shaped panelled bath with mixer taps. Independent 'Mira' shower unit with shower screen. Pedestal wash hand basin. Shaver point. Radiator incorporating chrome towel rail. Double glazed window.

SEPARATE CLOAKROOM

Modern white close couple w/c. Wash hand basin. Double glazed window.

OUTSIDE

GARAGE

Number 12. In compound to the rear of the development. Brick built with up and over door.

COMMUNAL GARDENS

Delightful and attractive communal gardens to the front and rear. The rear being of good size with mature flower and shrub borders. Paved patio area with seating.

Required Information

Length of lease: 137 years.

Annual service charge: £4,375 includes central heating.

Annual ground rent: £0

Council tax band: B

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 misstatement. 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		
(55-68) D	59	64
(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.



baconandco.co.uk

72 Goring Road, Goring-by-sea, Worthing, West Sussex, BN12 4AB

01903 520002

goring@baconandco.co.uk