



18 Westbury Court Belsize Road, Worthing, BN11 4RQ
Guide Price £225,000

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We are delighted to offer for sale this well presented two double bedroom top floor apartment with the added benefit of stunning rooftop & downland views, also having a garage in the compound to the rear of the development.

In brief the property comprises of two very spacious bedrooms both having the added benefit of built in wardrobe space with various hanging rails and shelving, a dual aspect lounge / diner with stunning views, a fitted kitchen with space for utilities & a fitted bathroom.

Externally you have access to well maintained communal gardens perfect for relaxing in.

- Top Floor Apartment
- Beautiful Downland & Rooftop Views
- Dual Aspect Lounge / Diner
- Two Spacious Double Bedrooms
- Garage In Compound
- Fitted Kitchen & Bathroom
- Gas Central Heated & Double Glazed Throughout
- No On-Going Chain
- Lift Serviced Block
- Well Maintained Communal Gardens





Communal Entrance

Communal entrance hallway with stairs and lift leading to top floor.

Hallway

3.96m x 0.86m (13 x 2'10)

Private front door, carpeted floor, various storage cupboards with recessed shelving, dado rail, single radiator, textured ceiling with coving, smoke detector.

Bedroom Two

3.86m x 2.87m (12'8 x 9'5)

Carpeted floor, single radiator, various power points, PVCU double glazed window, fitted double wardrobes with various hanging rails & shelving, television point, textured ceiling with coving.

Master Bedroom

4.22m x 3.68m (13'10 x 12'1)

carpeted floor, single radiator, various power points, PVCU double glazed window, fitted double wardrobe with various hanging rails & shelving, textured ceiling with coving.

Dual Aspect Lounge / Diner

5.97m x 3.45m (19'7 x 11'4)

Distant downland & rooftop views, carpeted floor, two radiators, television points, various power points, two wall mounted light fittings, two PVCU double glazed windows, textured ceiling with coving.

Kitchen

4.42m x 2.36m (14'6 x 7'9)

Vinyl flooring, roll edge laminate work surfaces with cupboards below and matching eye level cupboards with a high gloss finish, space for utilities including washing machine, tumble dryer, free-standing fridge freezer & oven, inset one & a half bowl stainless steel single drainer sink unit with mixer tap, tiled splashbacks, fitted larder cupboard with automatic lighting and recessed shelving, PVCU double glazed window, textured ceiling with coving, various power points.

Bathroom

3.18m x 1.73m (10'5 x 5'8)

Vinyl flooring, panel enclosed bath with shower attachment, wall mounted Mira electric shower above, low flush WC, hand wash basin with hot & cold tap, part tiled walls, single radiator, PVCU double glazed obscured glass window, textured ceiling with coving.

Communal Gardens

Mainly laid to lawn with various well maintained flower, tree & shrub borders.

Garage In Compound

Having an up & over door

Council Tax

Band B

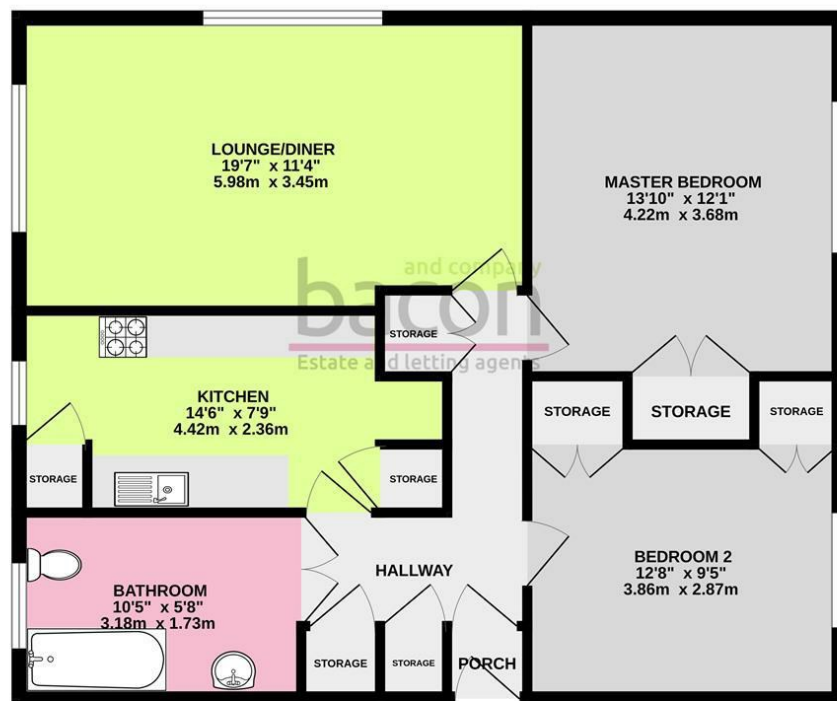
Lease Information

Lease Length: 938 years remaining

Maintenance: £2,000 pa paid 1/2 yearly

Ground Rent Included

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		
(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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