



4 Lincett Court Lincett Avenue, Worthing, BN13 1AU

Asking Price £200,000



Ground floor purpose built apartment with two double bedrooms and garage. Situated in a popular residential area with local shops and West Worthing station in South Street Tarring. The accommodation briefly comprises: entrance hall, lounge/diner, kitchen, two double bedrooms and modern bathroom/shower room/wc. The apartment also benefits from PVCu double glazed windows, radiator heating and security entrance phone. There are lawned communal gardens to the front and a brick built garage in compound to the rear of the development.

- Ground Floor Flat
- Lounge
- Two Double Bedrooms
- Shower Room/WC
- Kitchen
- Double Glazed Windows
- Garage
- Chain Free



Front door with security entry phone system to:

### **Communal Entrance Hall**

Personal front door to:

### **Entrance Hall**

Security entryphone. Recessed storage cupboard. Recessed shelved linen cupboard housing hot water tank with immersion. Electric radiator.

### **Lounge/Diner**

5.49m x 3.73m (18' x 12'3)  
Double glazed window. Electric radiator.

### **Kitchen**

3.35m x 2.44m (11' x 8')  
Part tiled. Oak fitted kitchen with roll top work surfaces. Single drainer one and a half bowl sink unit. Range of base units comprising of cupboards and drawers. matching eye level wall units. Fitted

oven with electric hob and extractor cooker hood above. Space and plumbing for washing machine. Space for tall fridge/freezer. Double glazed window.

### **Bedroom 1**

3.96m max x 3.58m into wardrobe (13 max x 11'9 into wardrobe )  
Full width floor to ceiling mirrored wardrobe. Double glazed window. Electric radiator.

### **Bedroom 2**

3.20m x 2.74m (10'6 x 9')  
Double glazed window. Electric radiator.

### **Shower Room/WC**

Fully tiled. Modern refitted. Walk in double shower with glazed screen and electric shower. Enclosed wc with adjoining wash hand basin. Double glazed window. Electric heater. Tiled floor.

### **Outside**

Communal gardens to the front being laid to lawn.

### **Garage**

Situated in compound to the rear of the development. Brick built with up and over door.

### **Required Information**

Length of lease: 999 years from 25 March 1970  
Service charge: Period 29/9/25 - 24/3/26 £890.51  
Service charge review period: TBC  
Ground rent: Period 29/9/25 - 24/3/26 £5  
Ground rent review period: TBC

Estate Management Charge: TBC

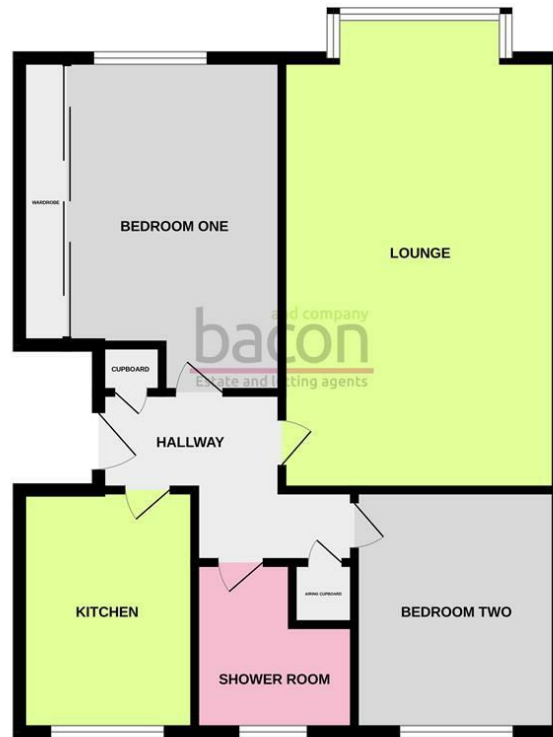
Council tax band: B

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



While 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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | 75        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            | 40                      |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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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