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Flat 7, Eleanor Court
Bruce Avenue
Goring BN11 5JY
Guide price
£210,000



and company
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Estate and letting agents



A well presented two bedroom first floor flat situated in the heart of West Worthing within walking distance of shops and amenities. The accommodation briefly comprises of communal entrance, stairs rising to the first floor, entrance hall, lounge/ dining room, kitchen, bathroom and two bedrooms. Externally the property benefits from un-allocated parking bays to the front and rear of the development and LONG LEASE.



Communal Entrance

Access via a security entry phone system. Stairs rising to the first floor.

Entrance Hall

Accessed via a wooden front door. Two coat storage cupboards with one lower level cupboard housing fusebox. Access to bathroom.

Lounge/Dining Room

North aspect via double glazed window. Electric heaters.

Kitchen

Range of work surfaces with cupboards and drawers fitted under. Inset single drainer sink unit. Fitted four ring electric hob with recently installed oven under and extractor above. Space for three appliances. Fully tiled walls. Range of matching wall cupboards.

Double glazed window.

Bedroom One

Double glazed window. Wall mounted electric heater.

Bedroom Two

Double glazed window. Wall mounted electric heater.

Bathroom

A fitted suite comprising panelled bath with shower attachment, vanity unit pedestal wash hand basin and low level flush Wc. Tiled floor and tiled walls. Large built in walk in cupboard housing hot water cylinder.

Outside

Un-Allocated Parking

Un-allocated parking bays to the front and area or the development.

Lease & Maintenance

Lease - Approximately 160 years remaining.

Ground Rent & Maintenance - £587.29 payable every 6 months.

Tenure

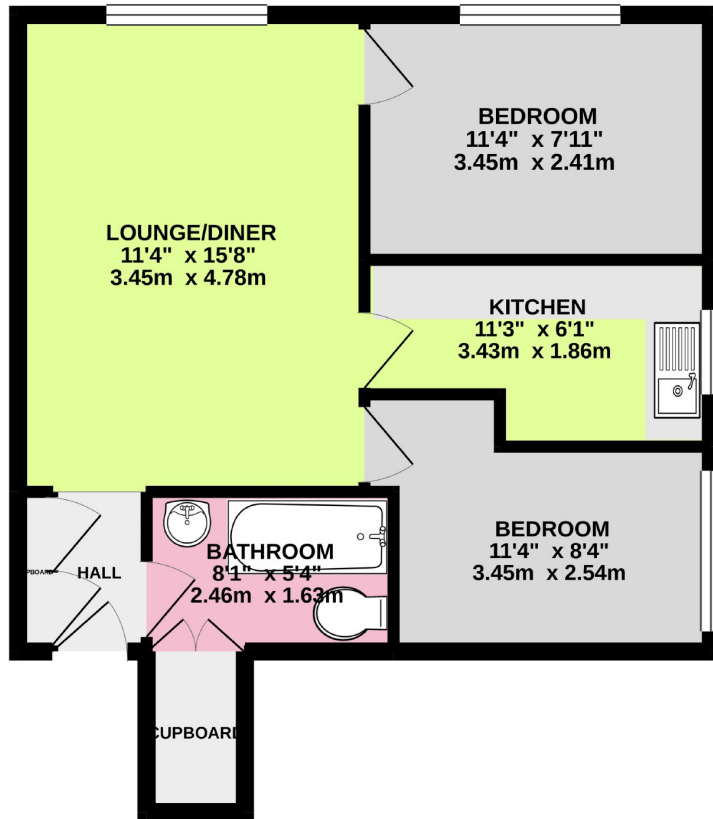
Leasehold

Council Tax Band

Local Authority



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 at 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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