



17 Westmead Gardens, Worthing, BN11 5LP

Price £325,000

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GROUND FLOOR APARTMENT WITH PRIVATE GARDEN, SUN TERRACE AND GARAGE. Situated in highly desirable Westmead Gardens, West Avenue. Accommodation briefly comprises spacious entrance hall, south facing living room with access onto a private sun terrace, , kitchen, bathroom, two generous double bedrooms with ENSUITE to bedroom one and further bathroom/wc. Externally the apartment has a private walled courtyard garden. The garage with power & light, has direct access from the apartment. There are also well maintained communal grounds and visitors parking. CHAIN FREE.

The property is ideally situated in West Worthing being close to excellent shops at the Goring Road shopping thoroughfare whilst being close proximity of the seafront, Town Centre,, bus routes and mainline railway station.

- Two Double Bedrooms
- Ground Floor
- South Facing Living Room
- Private Courtyard Garden
- Garage With Direct Access
- Well Maintained Communal Grounds
- Popular Roffey Development
- 125 Year Lease
- Offered Chain Free





Communal Entrance

Secure communal entrance with phone entry system leading to a well presented communal area.

Ground Floor Flat

Personal Front Door to;

Entrance Hall

Wall mounted entry phone by the front door. Airing cupboard housing the hot water tank. Storage cupboard with hang rail and shelving above. Radiator. Pendant light. Carpeted throughout.

Living Room

5.44 x 3.58 (17'10" x 11'8")

South aspect living room with a sliding door stepping down to private patio area leading onto the communal garden. West aspect clerestory window. Carpeted throughout. Wall lights. Two radiators.

Kitchen

3.87 x 3.58 (12'8" x 11'8")

Generous sized kitchen incorporating stainless steel 1.5 bowl sink with swan neck mixer tap over. Integrated



double oven and four ring gas hob with extractor fan above. Space for free standing white goods. Potterton boiler. West facing opening window. Single door from the kitchen proving access to the communal gardens and rear entrance to garage.

Bedroom One

4.24 x 3.58 (13'10" x 11'8")

Double bedroom with sliding door onto private walled patio garden. Double wardrobe with hang rail and shelving above. Carpeted. pendant light.

En-suite

2.27 x 2.18 (7'5" x 7'1")

Shower room with cubicle electric shower on riser rail. Wash hand basin. Toilet. Wall mounted mirrored cabinet. Bidet. Radiator. Opening frosted window.

Second Bedroom

4.24 x 3.46 (13'10" x 11'4")

Double bedroom. Opening window. Carpeted. Radiator. Pendant light. Double wardrobe with hand rail and shelves above.



Main Bathroom

2.27 x 1.95 (7'5" x 6'4")

Bath with hot and cold tap. Partially tiled walls. Toilet. Wash hand basin. Radiator. Extractor fan.

Private Garden & Sun Terrace

Walled private garden.

Garage

Up and over door. Benefiting from power and light.

Visitor Parking

Available on a first come, first served basis.

Required Information

Age Restriction: Over 55

Length of lease: Offered with a new 125 year lease on completion.

Service charge: £1360.38 every 6 months

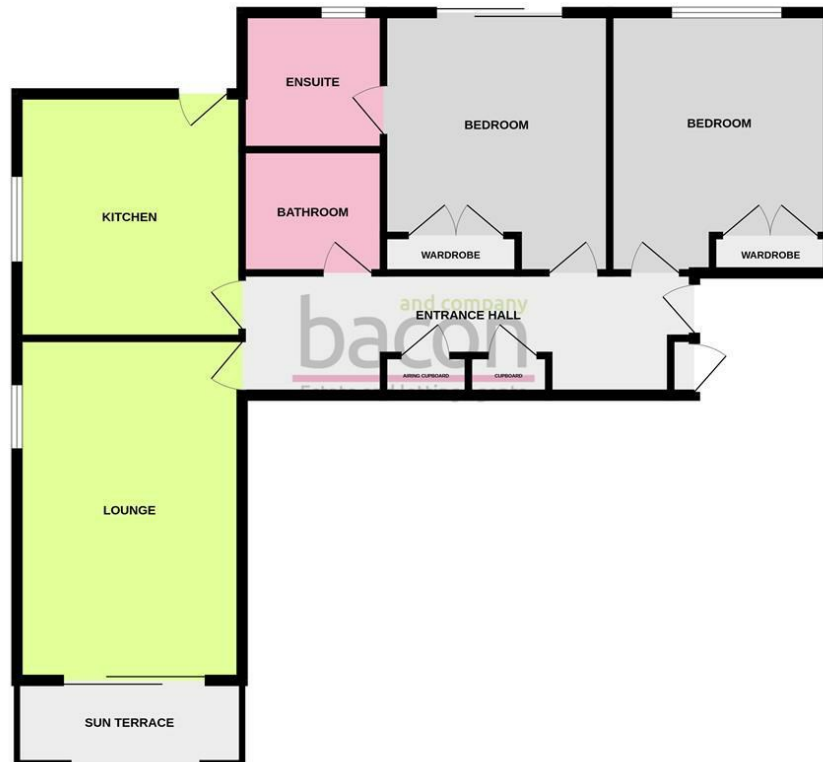
Annual ground rent: £250

Council tax band: D

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 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	66	77
(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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