



Wisbrough Court | Littlehampton Road | Worthing | West Sussex | BN13 1RG  
Guide Price Of £275,000





We are pleased to be able to offer you a top floor, purpose built apartment. The property offers three bedrooms, south facing lounge, fitted kitchen, bathroom and a good size south facing terrace with views over Tarring. The property also benefits from no ongoing chain and a garage in the compound.



## Key Features

- Top Floor Purpose Built Flat
- Three Bedrooms
- South Facing Lounge
- South Facing Terrace
- Fitted Kitchen
- Bathroom
- Garage in Compound
- Chain Free
- Bus Routes Nearby



**3 Bedrooms**



**1 Bathrooms**



**1 Reception Room**

### INTERNAL

Communal front door leading into the communal entrance, stairs rising to second floor. Front door leading into the entrance hall with access to rooms and storage cupboard. The lounge is south facing with double doors leading out to the south facing terrace, door leading to the third bedroom which is currently being used as a dining room and door leading to the fitted kitchen. The kitchen comprises of wall and base units with built in oven and hob, space for undercounter fridge and freezer and space and plumbing for washing machine, sink, drainer and double glazed window with views over Tarring. Bedroom one offers built in double wardrobe and a storage cupboard, bedroom two also benefits from built in wardrobes. The bathroom comprises of bath with shower over, glass screen, wash hand basin and WC.

### EXTERNAL

Visitors parking, garage in the compound and communal gardens surround the property.

### SITUATED

Situated in a popular residential area, Sainsbury's and further local amenities can be found close by within a quarter of a mile along Littlehampton Road. Tesco Superstore can be found within one and a half miles. The property provides easy access to the A27 & A24. Worthing Town Centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is just over two miles away. The nearest station is West Worthing which is approximately one mile away. Bus services run nearby.

### TENURE

Lease: 142 years remaining

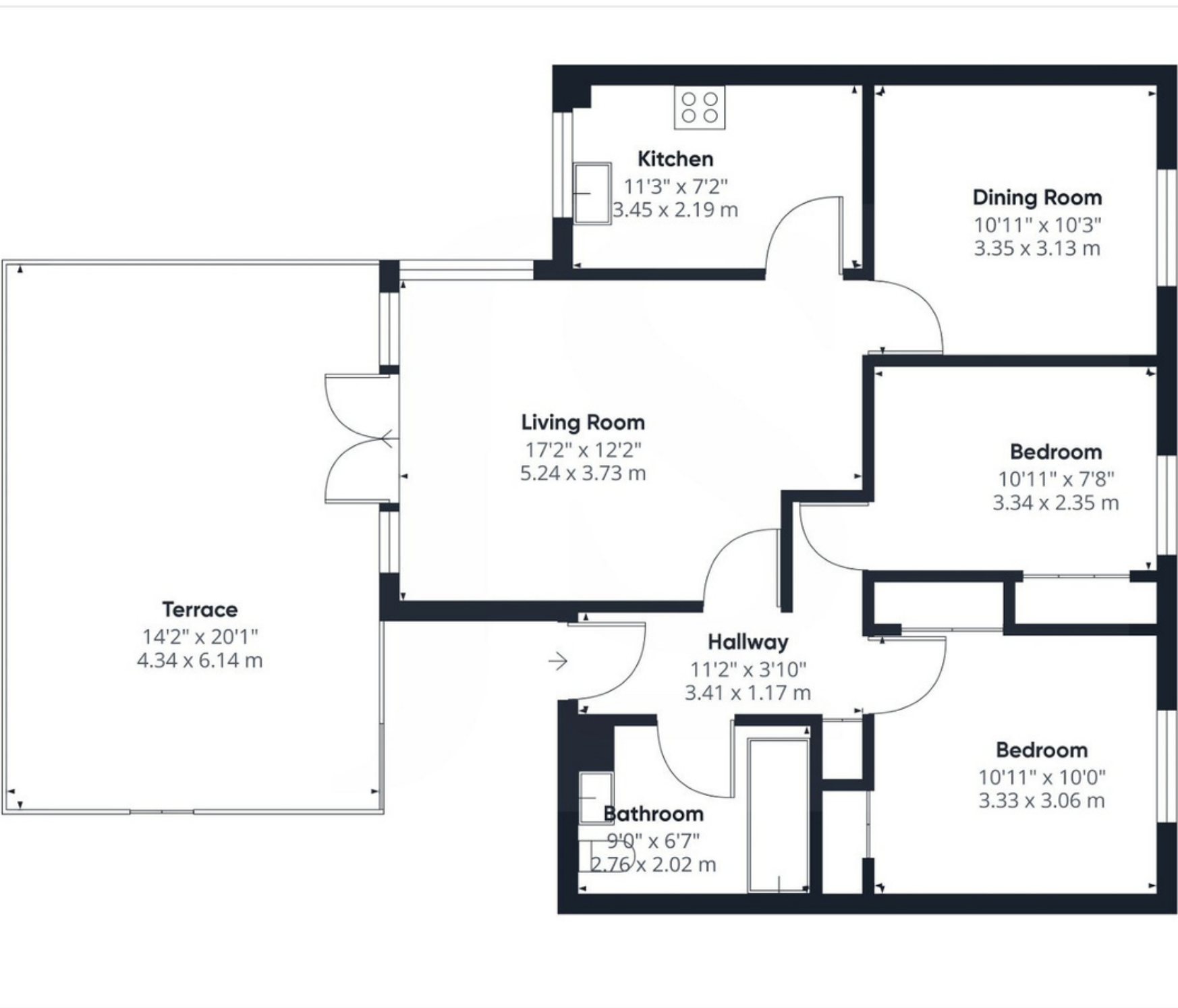
Service Charge: £2445.40

Ground Rent: n/a

Council Tax Band B



To book a viewing contact us on: 01903 506080 | [westworthing@jacobs-steel.co.uk](mailto:westworthing@jacobs-steel.co.uk) | [jacobs-steel.co.uk](http://jacobs-steel.co.uk)



Approximate total area<sup>ii</sup>  
745.98 ft<sup>2</sup>  
69.3 m<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



**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	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(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	

**Property Details:**

Floor area (as quoted by EPC: 73 sqm)  
Tenure: Leasehold  
Council tax band: B

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.

