



Brooklyn Court | Brooklyn Avenue | Worthing | West Sussex | BN11 5QP
Guide Price £140,000



We are pleased to be able to offer a ground floor, purpose built, studio apartment. The property offers separate fitted kitchen, fitted bathroom, bedroom/ living space and entrance hall offering plenty of storage. The apartment is situated within close proximity to local shopping facilities and transport links.



Key Features

- Ground Floor Purpose Built Flat
- Studio Flat
- Separate Fitted Kitchen
- Fitted Bathroom
- Close to Local Bus Routes
- Short Walk From Goring Road Shopping Facilities
- No Chain
- Long Lease



1 Bedrooms



1 Bathrooms



1 Reception Room

INTERNAL

Communal entrance leading to front door. Front door opening into the the entrance hall with access to storage cupboards, door leading into the bathroom which comprises of panelled bath with shower above, glass screen, wash hand basin, WC and double glazed window. The living/ bedroom space has been cleverly designed to create two separate spaces and benefits from a west facing window. Door leading into the separate fitted kitchen which offers wall and base units with built in oven and hob, space and plumbing for washing machine, space for fridge/ freezer, sink, drainer and double glazed window.

EXTERNAL

Communal grounds to the front and rear of the property.

LOCATION

In the very popular residential area of Goring-By-Sea. Brooklyn Avenue adjoins West Worthing high street which offers a range of coffee shops, eateries, convenience stores and banks. Your local bus stop can be found along the high street and runs to local districts. Your nearest railway station is West Worthing train station and is approximately 0.8 miles away. The seafront is approximately 0.5 miles from the property. Worthing town centre with its comprehensive shops, restaurants and theatres is approximately 1.6 miles away.

TENURE

Leasehold: New 117 year lease.

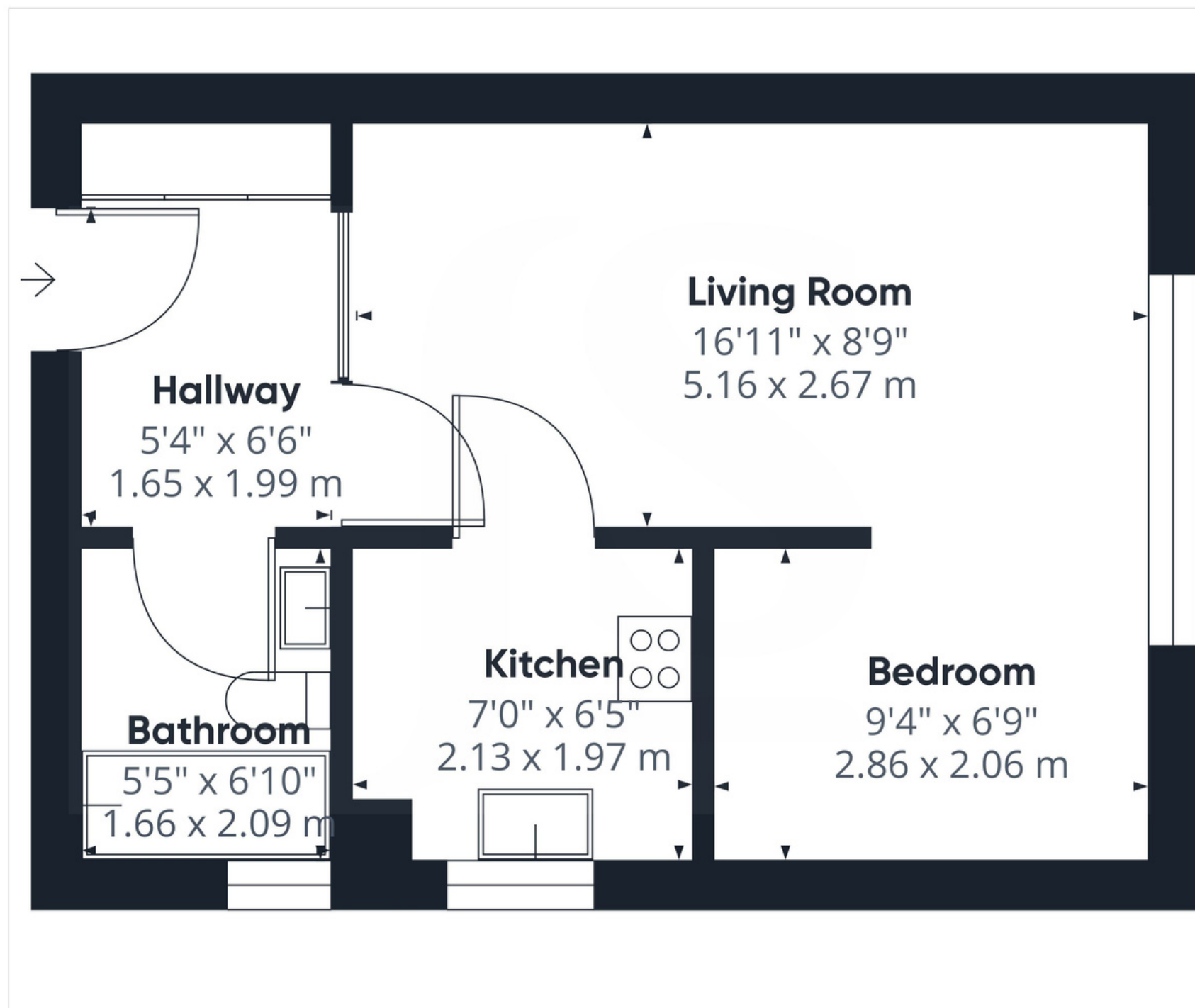
Service Charge: £1,368 approx. per annum

Ground Rent: £150 per annum

COUNCIL TAX

A





Approximate total area¹⁾
 346.54 ft²
 32.19 m²

(1) 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) A		
(81-91) B		
(69-80) C	70	76
(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	

Property Details:

Floor area (as quoted by EPC: 34 sqm)

Tenure: Leashold

Council tax band: A

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.

