



Helen Court | Mill Road | Worthing | West Sussex | BN11 4NE  
Guide Price £185,000



We are delighted to offer for sale a first floor apartment, forming part of this popular residential block close to local shops, amenities and mainline train station. The property offers one double bedroom, dual aspect lounge, kitchen and bathroom.



## Key Features

- Viewing Considered Essential
- Close To Local Shops, Amenities & Mainline Train Station
- Communal Gardens & Parking
- Remainder Of a 999 Year Lease
- Fitted Kitchen
- Dual Aspect Lounge
- Purpose Built
- One Double Bedroom
- First Floor Flat



1 Bedrooms



1 Bathrooms



1 Reception Room

### INTERNAL

Security entry phone system leading into the communal entrance with stairs rising to the first floor. Front door leading into the entrance hall with access to two storage cupboards and to all rooms. The lounge is dual aspect with an opening into the fitted kitchen. The kitchen comprises of wall and base units with spaces for under counter fridge and freezer, space and plumbing for washing machine, built in oven, electric hob, sink and drainer. The bedroom is dual aspect and benefits from a built in wardrobe and access to the hot water tank. The bathroom offers a bath with shower above, wash hand basin and WC.

### EXTERNAL

There are well maintained mature communal gardens surrounding the development with ample unallocated parking for residents.

### LOCATION

In the popular Helen Court development, situated 200 yards from the West Worthing high street offering coffee shops, banks, pharmacy and convenience stores. The 700 Coastliner bus route runs along Mill Road and West Worthing train station is 0.5 miles away. Worthing town centre with its comprehensive shops, restaurants and theatres is approximately 1.3 miles away.

### TENURE

Lease: 999 years from 1968

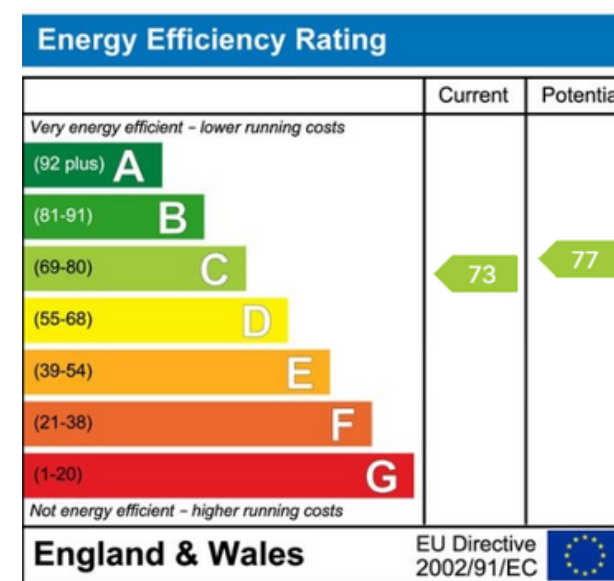
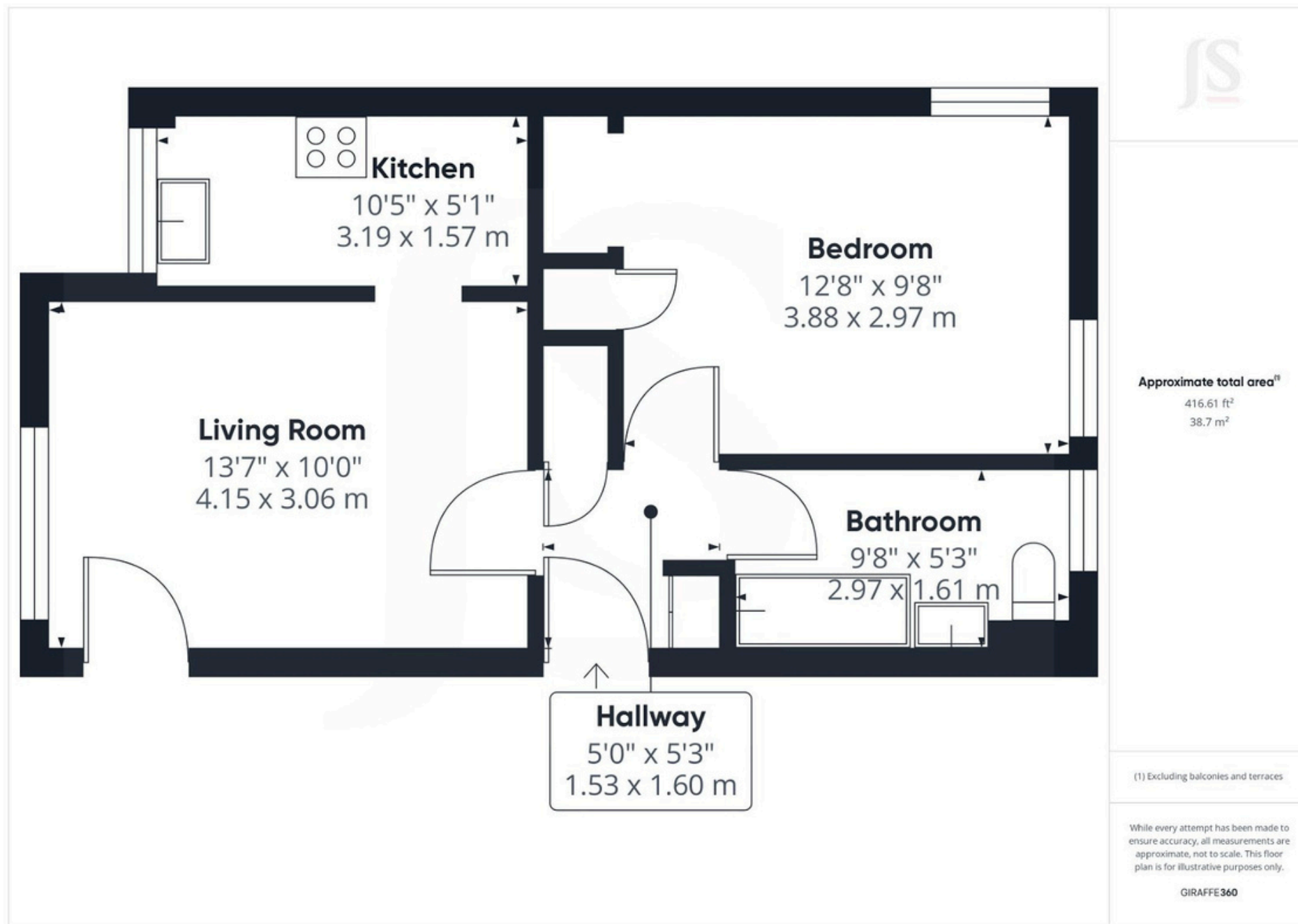
Ground Rent: £15 Per Annum

Maintenance: Normal Service charge is £1888 Per Annum approx. The current vendor is paying approx £841 per quarter for this year to include additional building maintenance.

### COUNCIL TAX BAND

A





## Property Details:

Floor area (as quoted by EPC: tbc sqm)

Tenure: Leasehold

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.