



Llandaff Court | Downview Road | West Worthing | West Sussex | BN11 4QU  
Asking Price of £185,000







We are pleased to be able to offer a first floor, purpose built flat to the market. The property offers one double bedroom, west facing lounge, west facing balcony, kitchen and bathroom. The property also has the benefit of an allocated car port and no ongoing chain.





## Key Features

- First Floor Purpose Built Flat
- One Bedroom
- West Facing Lounge
- Fitted Kitchen
- West Facing Balcony
- Bathroom
- Allocated Car Port
- Close To Local Transport Links
- Long lease
- Well Maintained Communal Grounds



**1 Bedrooms**



**1 Bathrooms**



**1 Reception Room**

### INTERNAL

Communal front door with security entry phone system, stairs rising to the first floor. Front door leading into the entrance hall with access to all rooms and storage cupboard. The lounge is west facing and benefits from a door leading out to the west facing balcony. Opening into the kitchen from the lounge and hallway. The kitchen comprises of wall and base units with spaces for all appliances, sink and drainer. The bedroom benefits from built in wardrobes and access to the hot water tank. The bathroom offers bath with shower above, wash hand basin and WC.

### EXTERNAL

Allocated car port, communal grounds and west facing balcony..

### LOCATION

The popular Llandalff Court development is off of Downview Road, positioned only 0.3 miles to West Worthing train station. Bus stops run along close by Mill Road and local shops, banks and eateries can be found off the West Worthing high street approximately 0.5 miles away. Worthing town centre with its comprehensive shops, restaurants and theatres is approximately 1 mile away.

### TENURE

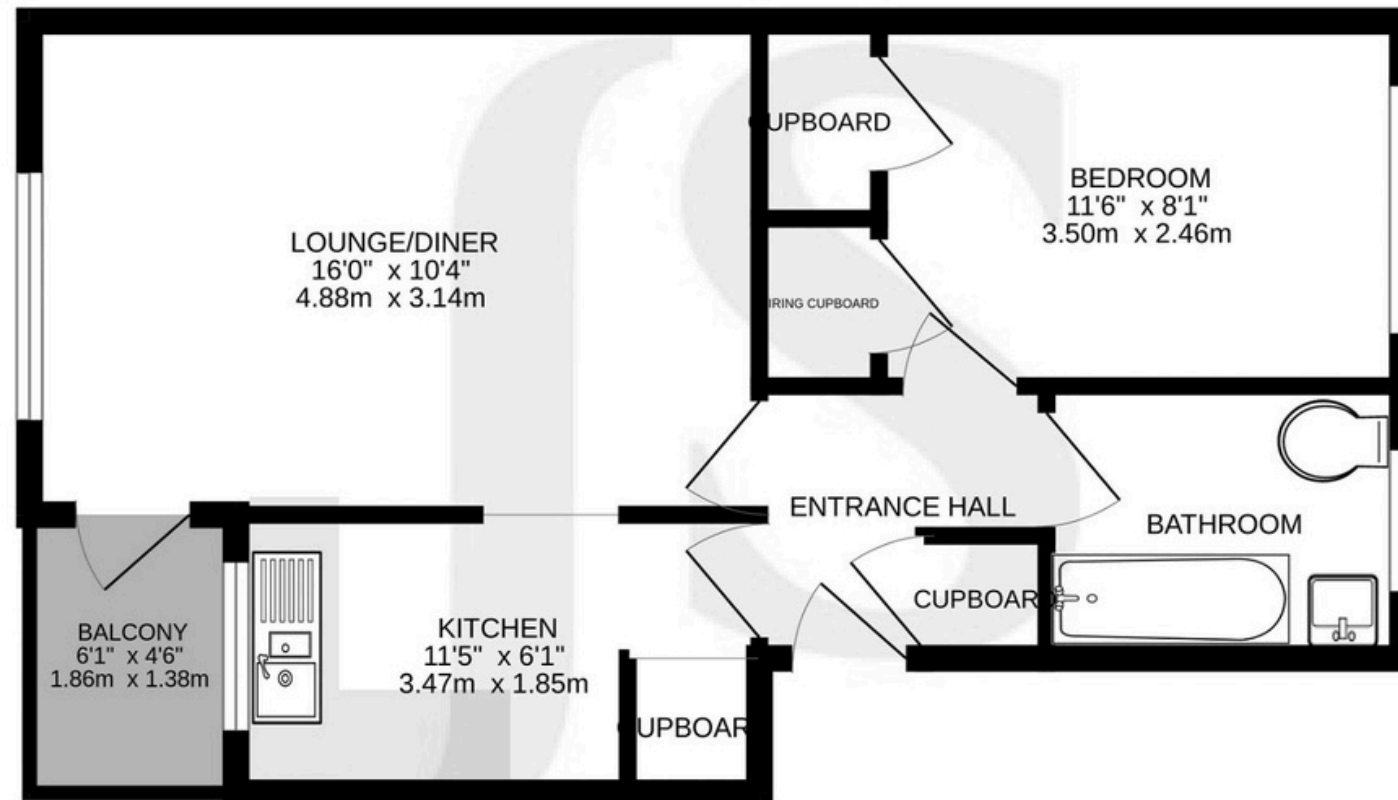
Lease: Remainder of 937 year lease

Service Charge: £1200 Per annum

Ground Rent: £15 per annum.



## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	80
(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): 41 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.