



3 Wakehurst Court, Worthing, BN11 2DJ  
Guide Price £240,000

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A two double bedroom ground floor purpose built flat located on the border of Worthing Town Centre and within a short distance walk to the seafront and Worthing Hospital. The accommodation consists of a communal hall, reception hall, lounge, kitchen, two bedrooms, shower room/w,c, separate w.c, communal grounds and gardens, non allocated residents parking space and garage in compound.

- Purpose Built Flat
- Two Double Bedrooms
- Central Location
- Fitted Kitchen & Bathroom
- Double Glazed Windows
- Garage In Compound
- Viewing Essential
- No Onward Chain



### Property Features

This two double bedroom ground floor flat forms part of a popular development close to local shops, schools, seafront and mainline railway station. Benefits include the property having double glazed windows, fitted kitchen and shower room, separate w.c, electric heating, security entryphone system, spacious accommodation, residents parking, garage, and with the home being sold with NO ONWARD CHAIN.

### Communal Hall

Glazed communal doors with security entryphone system. Private door to flat.

### Reception Hall

7.47 x 1.93 (24'6" x 6'4")

Built in double storage cupboard. Built in airing cupboard. Night storage heater. Entryphone. Textured ceiling.

### Lounge

5.31 x 3.96 (17'5" x 13'0")

East aspect via double glazed windows. Fireplace with raised hearth, surround and mantle over. Two night storage heaters. Coved and textured ceiling.

### Kitchen

3.25 x 2.72 (10'8" x 8'11")

Fitted suite comprising of a one and a half bowl single drainer sink unit having mixer taps and storage cupboards below. Areas of roll

top work surfaces offering additional cupboards and drawers under. Matching shelved wall units. Four ring hob with extractor hood over and fitted oven and grill below. Integrated fridge and freezer. Concealed washing machine. Part tiled walls. Tile effect flooring. Textured ceiling. East aspect double glazed window.

### Bedroom One

4.24 x 3.73 (13'11" x 12'3")

East aspect via double glazed windows. Two fitted single wardrobes with matching dressing table area and storage cupboard. Night storage heater. Coved and textured ceiling.

### Bedroom Two

3.30 x 2.69 (10'10" x 8'10")

North aspect double glazed window. Built in double wardrobe. Night storage heater. Textured ceiling.

### Shower Room/W.C

1.78 x 1.78 (5'10" x 5'10")

Suite comprising of a step in shower cubicle with shower unit and tiled surround. Wash hand basin with mixer taps and storage cupboard below. Chrome radiator. Tiled walls. Tilled flooring. Extractor fan. Textured ceiling.

### Cloakroom

Low level w.c. Tiled flooring. Extractor fan. Textured ceiling.

### Communal Grounds

Communal grounds and gardens surround the development.

### Residents Parking

Non allocated residents parking spaces within the grounds.

### Garage

Located on the development grounds. Power socket. Up and over door.

### Lease & Maintenance

Lease: New lease in 2021 - 142 years unexpired (expires 2165)

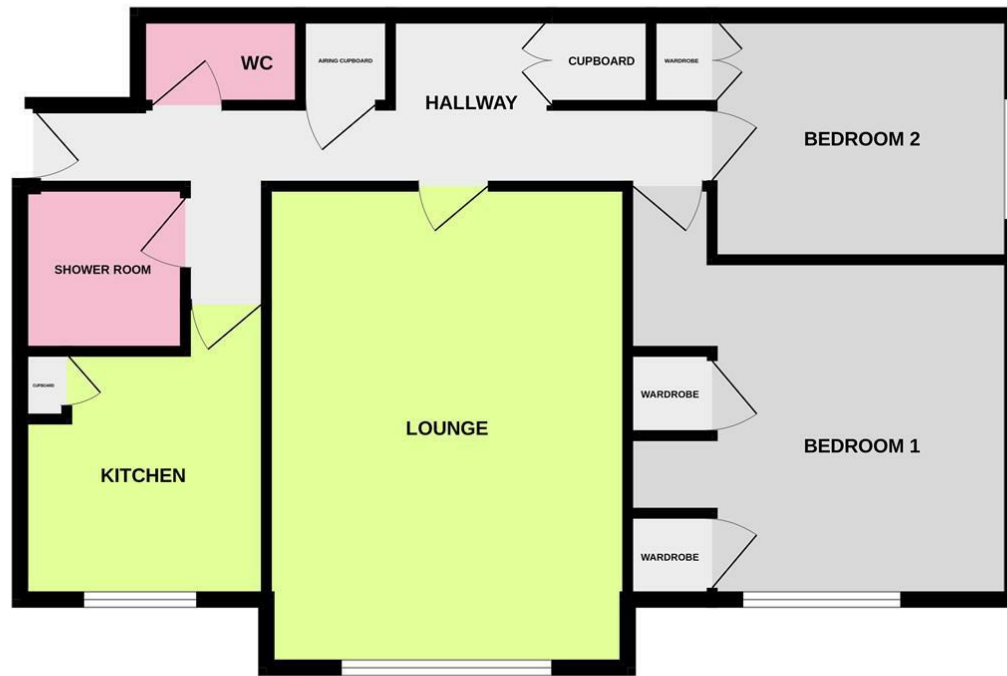
Ground Rent: £200 per annum (paid £100 half yearly)

Maintenance: Current annual service charge for Flat 3 is £2,555.40 and this is payable half yearly in December & June. Current annual service charge for Garage 1 is £157.30 and this is payable half yearly in December & June.

### Council Tax

Council Tax Band B

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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