



72 Stoke Abbott Court, Worthing, BN11 1HJ

Guide Price £195,000





Top floor two bedroom apartment with south facing balcony in an Art Deco building. Situated in the heart of Worthing Town Centre being close to shops, Worthing Central station and bus services. Briefly the accommodation comprises: entrance hall, South facing living room, South facing balcony accessed from both lounge and bedroom one, kitchen , two bedrooms and bathroom/wc. CHAIN FREE

- CHAIN FREE
- Worthing Town Centre
- Two Bedrooms
- South Aspect Balcony
- Living Room
- Kitchen
- Bathroom/wc
- Long Lease









### Communal Entrance

Secure door with stairs leading to second floor. Communal walkway with glazed timber door to:

### Entrance Hall

Telephone entry system via mobile. Recessed storage cupboard with power currently housing tall fridge/freezer.

### Kitchen

2.59m x 1.42m (8'6 x 4'8)

Work surface having inset single bowl stainless steel sink with mixer tap and draining board. Fitted fan oven. Four ring 'AEG' hob. Space and plumbing for washing machine. Matching range of cupboards, drawers and eye level wall units. Double glazed window. Inset ceiling spotlighting. Wall mounted 'Roite' hot water tank.

### Living Room

4.32m x 3.00m (14'2 x 9'10)

Wall mounted electric fire place. Double glazed French doors to:

### South Aspect Balcony

Astro turf floor. Space for small table and chairs. Door to:

### Bedroom One

4.34m x 3.12m (14'3 x 10'3)

Two double glazed South aspect windows. Recessed storage cupboard.

### Bedroom Two

3.61m x 2.03m (11'10 x 6'8)

Double glazed window.

### Bathroom/wc

White suite comprising panelled bath with mixer

tap and shower attachment. Pedestal wash hand basin with mixer tap. Mirror with LED light over. Close coupled wc. Mirrored medicine cabinet. Electric ladder style towel radiator. Double glazed window. Inset ceiling spotlighting. Recessed storage cupboard.

### Tenure & Council Tax Band

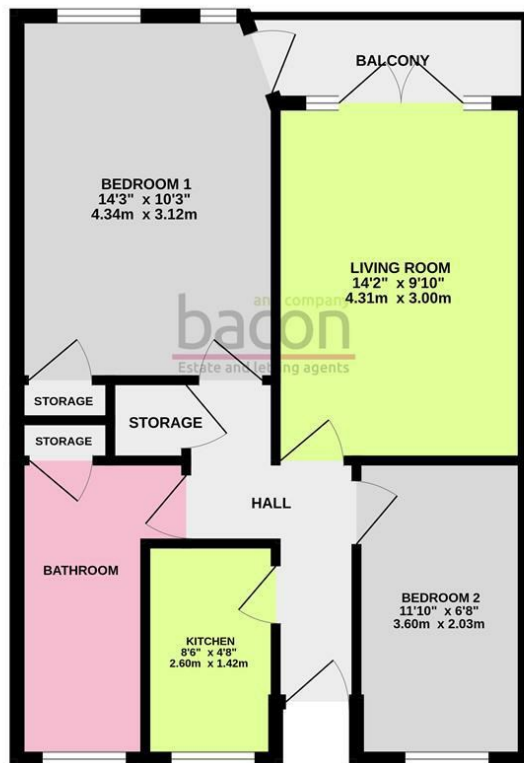
Length of lease: 146 years remaining  
 Annual service charge: Approximately £1,800 per annum  
 Service charge review period: TBC by vendor  
 Annual ground rent: Peppercorn  
 Ground rent review period: TBC by vendor  
 Council tax band: Band A

Draft version: 1

Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



TOP FLOOR  
547 sq.ft. (50.8 sq.m.) approx.



TOTAL FLOOR AREA - 547 sq.ft. (50.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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>		
(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	

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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