



10 Ashington Court, Worthing, BN14 9AQ  
Guide Price £200,000

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A beautifully presented and refurbished one double bedroom top floor flat located in the popular location of Broadwater. Accommodation briefly comprises; private entrance, hallway, lounge with door to private balcony, modern re-fitted kitchen, one double bedroom, and a modern re-fitted bathroom/W.C. Externally the development offers residents parking on a first come first serve basis. Benefits include the having been rewired, re decorated and new flooring throughout. Viewing highly recommended to appreciate the overall size and condition of this home.

- Purpose Built Flat
- One Double Bedroom
- Second Floor (Top)
- Brand New Kitchen
- New Flooring & Redecorated
- Rewired Throughout
- Private Balcony
- Broadwater Location



## Property Features

### Communal Hallways

### Entrance Hall

Accessed via a new part glazed Upvc front door. Cupboard housing electrics which has been rewired throughout. New laminate flooring.

### Lounge/Dining Room

4.45m x 4.06m (14'7" x 13'4")

Newly decorated and new flooring. Wall mounted heater. Double glazed window and door leading to;

### Balcony

East facing balcony with bespoke seating.

### Kitchen

3.00m x 2.69m (9'10" x 8'10")

Modern re-fitted kitchen comprising; single

drainer sink unit with mixer taps and fitted dishwasher below. Areas of marble effect work surface with additional cupboards and drawers below. Matching wall mounted units. Integrated under counter fridge and freezer. Integrated washing machine. Integrated oven and four ring electric hob with extractor over. Larder cupboard. Double glazed window.

### Double Bedroom

4.39m x 3.30m (14'5" x 10'10")

Double glazed window. Wall mounted heater.

### Bathroom/W.C

Fitted white suite comprising; panelled bath with electric shower. Wall mounted wash hand basin with mixer taps and storage below. Close coupled W.C. Storage cupboard housing water tank. New flooring with under floor heating. Obscured double glazed window. Tiled walls.

### Externally

Communal grounds and gardens surround the development.

### Resident Parking

Served on a first come first serve basis.

### Council Tax

Band A

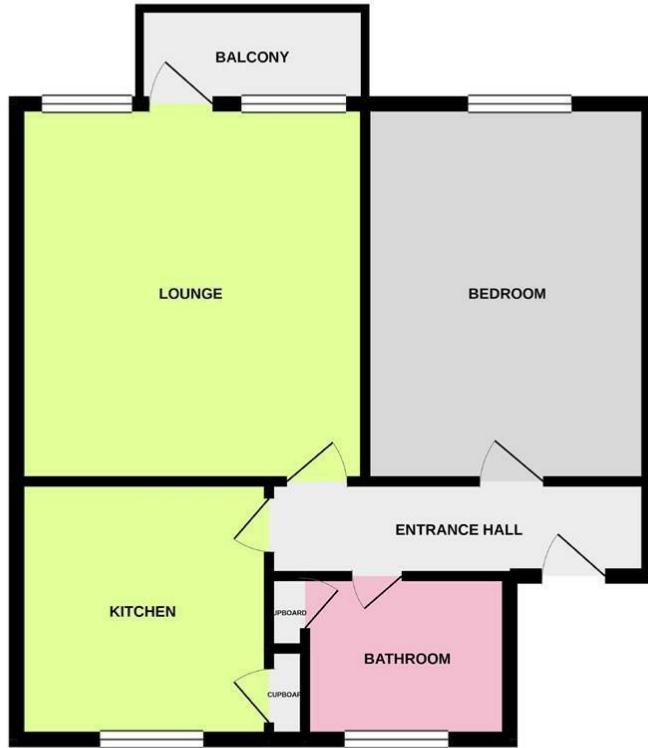
### Lease/Maintenance

Ground rent - £15.00 PA

Service charge - £550 per 1/2 year

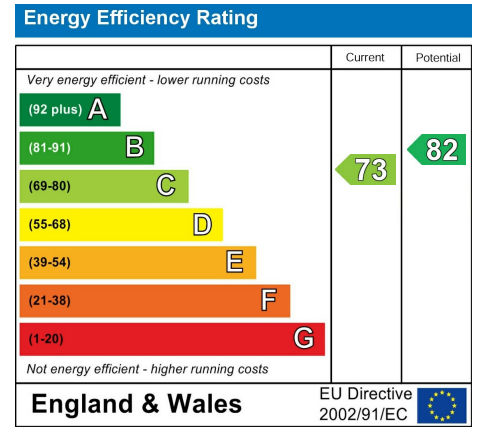
Building insurance included in service charge  
127 years remaining on lease

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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