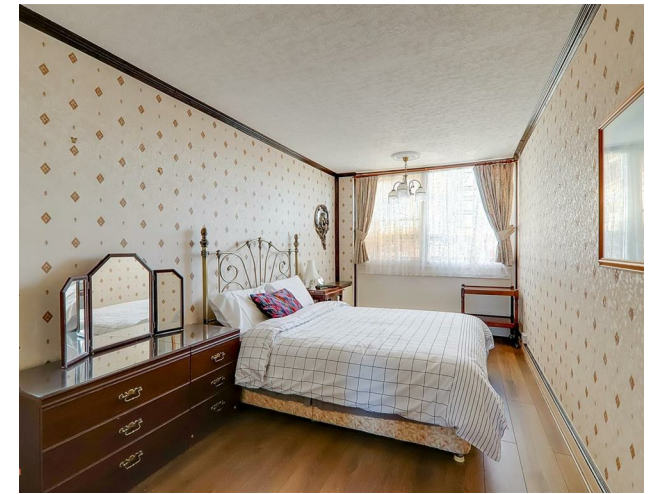




206 Guildbourne Court, Worthing, BN11 1LZ  
Guide Price £100,000

**bacon** and company  
Estate and letting agents

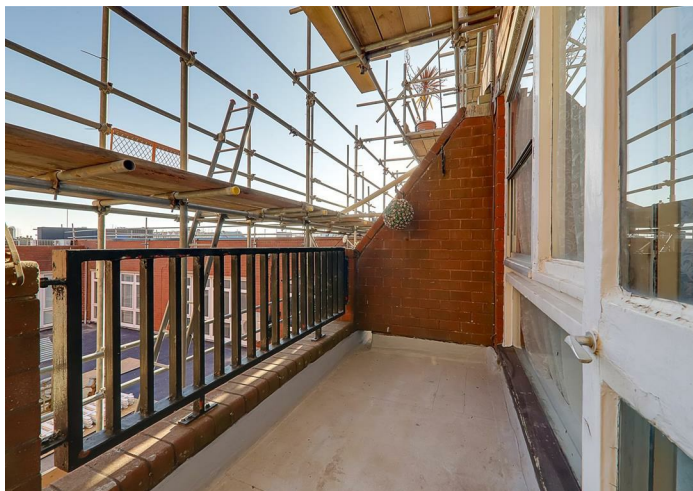




A well presented purpose built one double bedroom apartment featuring a private South aspect balcony in central Worthing. Briefly the accommodation comprises entrance hall, lounge/diner with door leading to South aspect balcony, double bedroom, kitchen and bathroom/wc. The property is well positioned being within close proximity to local shops, bus routes, Worthing mainline railway station and amenities. CHAIN FREE & CASH BUYERS ONLY.

- Central Worthing
- One Double Bedroom
- South Facing Balcony
- Kitchen
- Lounge/Diner
- Bathroom/wc
- CHAIN FREE
- CASH BUYERS ONLY
- Close to Local Shops and Transport Links





### Communal Entrance

Secure door with stairs or passenger lift leading to:

### Second Floor

External corridors with private door to:

### Entrance Hall

Recessed shelved storage cupboard housing hot water tank. Cupboard housing electrical consumer unit.

### Lounge/Diner

6.48m x 3.10m (21'3 x 10'2)

Space for lounge and dining room furniture. Night storage heater. Glazed window. Glazed door leading to:

### Private South Facing Balcony

Space for outdoor table and chairs. Brick built surround.



### Kitchen

2.51m x 2.29m (8'3 x 7'6)

Roll edge work surface having inset single drainer stainless steel sink. Slot in electric 4 ring cooker. Space and plumbing for washing machine. Space for fridge/freezer. Range of matching cupboards, drawers and eye level wall units. Tiled splashback and floor. Glazed window.

### Bedroom

5.64m into wardrobe x 2.64m (18'6 into wardrobe x 8'8)

Built in double storage cupboard with shelving and hanging rail. Night storage heater. Glazed window.

### Bathroom/wc

Pannelled bath with tiled surround. Pedestal wash hand basin. Close coupled wc. Electric towel radiator. Glazed window.



Length of lease: 47 years

Annual service charge: Approximately £3,000 per annum

Service charge review period: TBC by Vendor.

Annual ground rent: £100 per annum

Ground rent review period: TBC by Vendor.

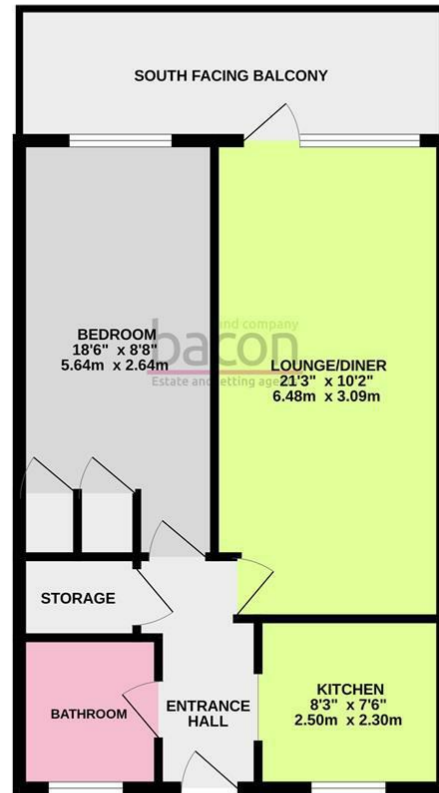
Council tax band: A

Version: 1

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

### Lease and Council Tax Band

SECOND FLOOR  
542 sq.ft. (50.3 sq.m.) approx.



TOTAL FLOOR AREA : 542 sq.ft. (50.3 sq.m.) approx.  
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.  
Made with Metropix ©2025

and company  
**bacon**  
Estate and letting agents

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>		72
(55-68) <b>D</b>		
(39-54) <b>E</b>	43	
(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.



baconandco.co.uk

1-3 Broadwater Street West, Broadwater, Worthing, West Sussex, BN14 9BT

01903 524000

broadwater@baconandco.co.uk