



Flat 2 117 Westcourt Road, Worthing, BN14 7DP  
Guide Price £225,000

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We are delighted to offer for sale this extremely well presented first floor apartment with the added benefit of private garden space.

In brief the property consists of a modern fitted kitchen breakfast room, exceptionally spacious bedroom, separate snug lounge area and a luxurious family bathroom, externally there is a private patio garden which is west aspect for the afternoon sunshine.

- First Floor Garden Flat
- Spacious Double Bedroom
- Modern Fitted Kitchen / Breakfast Room
- Private West Aspect Garden
- Luxurious Bathroom
- Long Lease & Low Maintenance Charges
- PVCU Double Glazed & Gas Central Heated Throughout
- Popular Location Close To Town





### Communal Entrance

Accessed via wooden front door, private wooden front door.

### Entrance Hallway

6.32m x 1.57m (20'9 x 5'2)  
Split level landing, radiator, access to loft space, levelled and coved ceiling with inset spotlights and pendulum.

### Kitchen / Breakfast Room

3.51m x 3.30m (11'6 x 10'10)  
A fitted suite comprising of a single sink drainer unit with mixer taps and storage cupboards below, areas of roll top work surfaces with additional cupboards and drawers below, matching shelved wall units, space for freestanding cooker, fridge freezer and washing machine, wall mounted combination



boiler, west aspect via double glazed bay window, space for small table and chairs, radiator, levelled ceiling with inset spotlights.

### Spacious Double Bedroom

4.72m x 4.09m (15'6 x 13'5)  
Carpeted floor, PVCU double glazed window, various power points, space for free-standing wardrobes, picture rail, levelled ceiling with coving.

### Snug Lounge

3.51m x 3.05m (11'6 x 10)  
Wooden floor, PVCU double glazed window, various power points, television point, picture rail, levelled ceiling with coving.

### Modern Fitted Bathroom

2.54m x 2.41m (8'4 x 7'11)  
A fitted suite comprising of a tiled bath with



mixer taps and electric shower above, vanity unit wash hand basin with mixer taps and storage cupboards below, low level flush WC, wall mounted chrome towel rail, radiator, tiled flooring, two double glazed window, levelled ceiling with inset spotlights.

### Externally

#### Private West Aspect Garden

Accessed by coming out of front door & walking around, mainly laid to patio being fence and wall enclosed, west aspect for afternoon sun, timber built shed.

#### Leasehold Information

Maintainance: 50% share as and when required  
Ground Rent: £150pa  
Lease: 117 Years remaining approx.

#### Council Tax

Band A





GROUND FLOOR



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only.  
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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>		60	
(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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