

*It's all in the details...*



## 11 Helen Court

Mill Road, West Worthing, West Sussex, BN11 5DZ

Offers over £175,000

- Purpose Built Flat
- 1 Bedroom
- Good Decorative Condition
- Double Glazing With Unexpired Warranty
- Security Entry Phone
- Re - Felted Garage Roof (2018)
- 999yr Lease From 1970
- Garage In Compound
- Viewing Recommended

[www.staffordjohnson.co.uk](http://www.staffordjohnson.co.uk)

325 Goring Rd, Goring-by-Sea, Worthing BN12 4NX  
01903 501105 | [goring@staffordjohnson.co.uk](mailto:goring@staffordjohnson.co.uk)

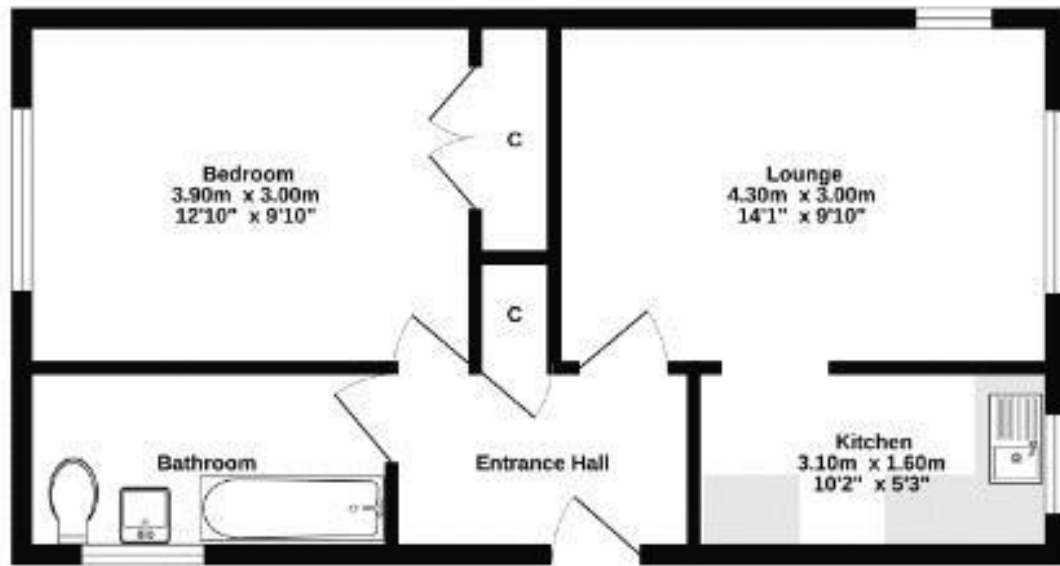
Stafford Johnson are delighted to offer for sale this Purpose Built 2nd Floor flat, offered for sale in excellent decorative order. The property benefits from double glazing which was installed in 2016 and has an unexpired 10 year warranty, along with a security entry `phone system. Communal gardens and grounds surround the property and the garage is located in a nearby compound which has recently undergone a re-fitted felted roof with an unexpired 10 yr warranty from April 2018.

Located in this convenient location close to local shops on Goring Road. Local bus services pass by and West Worthing Station is within easy reach. The seafront is less than 1 mile away.





41.1 sq.m. (442 sq.ft.) approx.



TOTAL FLOOR AREA: 41.1 sq.m. (442 sq.ft.) approx.

Whilst every effort has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and site dimensions are approximate and we are not responsible for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as a basis for any subsequent purchase. The purchaser, applicant and prospective buyer shall be deemed to have accepted the accuracy of the floor plan and any other information contained herein.

| 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>                            |                         | 77        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            | 42                      |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

## Additional Information

**Tenure:** Leasehold

**Council Tax:** Adur & Worthing Band A

**Lease:** Approximately 944 years remaining

**Current Ground Rent:** £17 Yearly

**Current Service Charge:** £1357.08 yearly

**Flood Risk:** Surface Water Very Low

Sea & Rivers – Very Low

### Disclaimer

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own Investigations into the working order of these items. All measurements are approximate and photographs provided for guidance only. The mention of any appliances, apparatus, fixtures, fittings, or services within these particulars does not necessarily mean they are included within the sale.

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