



4 Upton Court, Lincett Avenue, Worthing, BN13 1BJ

Guide price £200,000

Greenways Property is pleased to offer this spacious one double bedroom first floor purpose built flat. Internally there is a double bedroom with fitted wardrobes and storage cupboards, a south facing living/dining room. There is a modern fitted kitchen, bathroom with separate shower and a private entrance. Externally there are communal gardens to the rear of the building, along with a garage in a compound.

Lincett Avenue is situated half a mile from Tarring village and the nearest station is West Worthing which is approximately 0.6 miles away. Bus services run nearby. Worthing Town Centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is just over a mile and a half away.

Entrance Lobby

12'9 x 3'5 (3.89m x 1.04m)

Private front door leading to lobby with coat hanging space, stairs to first floor landing.

Landing

12'3 x 5'9 (3.73m x 1.75m)

Double glazed window to the side, loft access and storage cupboard. Ceiling down lighters and doors to all rooms.

Living/Dining Room

15'1 x 11'0 (4.60m x 3.20m)

Southerly aspect double glazed window overlooking the gardens and the rear of the development. Coved ceiling, ceiling down lighters, TV aerial point and radiator.

Kitchen

10'6 x 6'10 (3.20m x 2.08m)

Modern fitted kitchen with wall mounted and low level storage cupboards and drawers with fitted roll edge work surface over and tiled splash back. Space for upright fridge/freezer, integral oven with gas hob and extractor over, space for washing machine. Inset one and a half bowl stainless steel sink and drainer. Westerly aspect double glazed window and wall mounted gas boiler.

Bedroom

15'7 x 9'8 (4.75m x 2.95m)

Double glazed window overlooking the front and Lincett Avenue, a range of built-in wardrobes with storage cupboards over. Coved ceiling and down lighters, radiator.

Bathroom

9'3 x 6'8 (2.82m x 2.03m)

Modern fitted white bathroom suite comprising panelled bath with mixer tap, separate shower with glass door and step in tray, low level WC and hand basin set into storage unit with cupboards under. Heated towel rail, tiled walls and tiled floor, ceiling spot lights and double glazed window with obscured glass.

Outside

Garden and communal areas

Well maintained communal gardens to the front, side and rear of the property. Path leading to garage compound and storage cupboard.

Garage

20'0 x 8'3 (6.10m x 2.51m)

Single garage in private compound with up and over door. Door width is 6'11 (2.11m). Window to the rear offering light.

Other information

Tenure - Leasehold

Lease – Remainder of 990 years

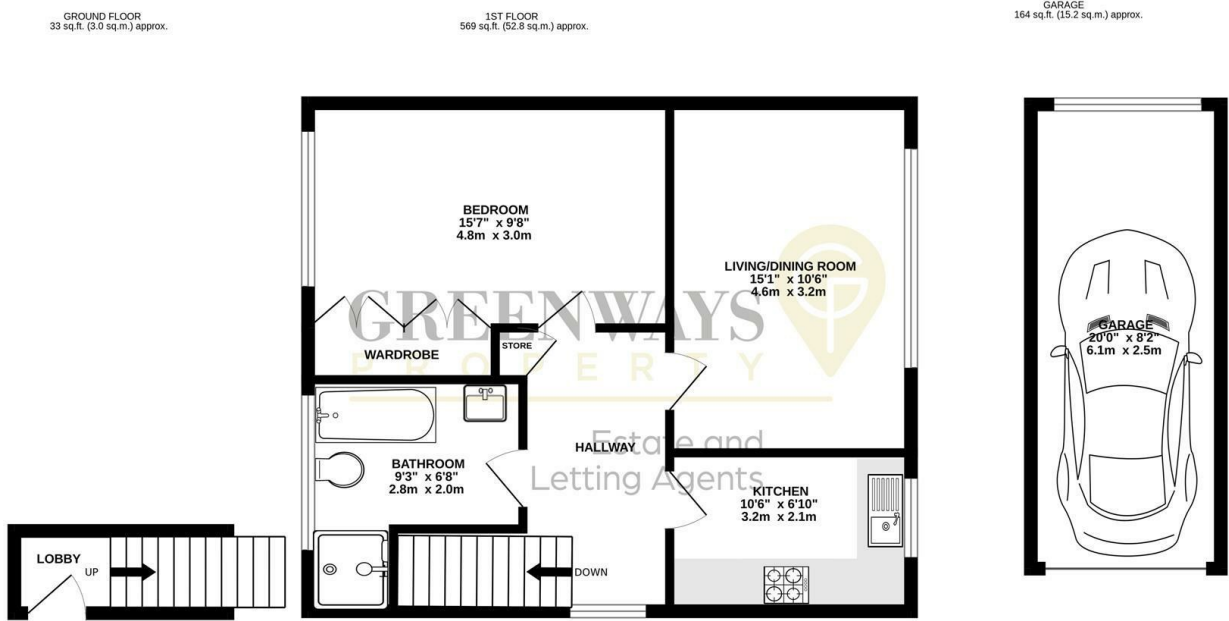
Ground Rent - £150 per annum

Service Charge - £110 per calendar month

Council Tax Band - A

Local Authority - Worthing

Floor Plan



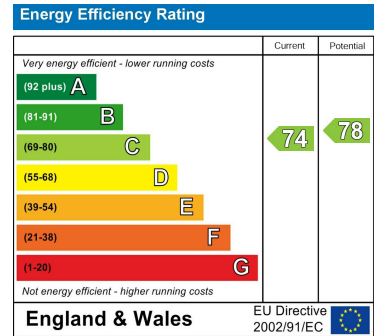
TOTAL FLOOR AREA : 592sq.ft. (55.0 sq.m.) approx.

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.
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Area Map



Energy Efficiency Graph



PLEASE NOTE:

Although every care has been taken in the production of these sales particulars prospective purchasers should note:

- All measurements are approximate - floor plans included - no responsibility is taken for errors, omissions, or misstatements. The plan is for illustrative purposes only and should be used as such by a prospective purchaser.
- Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).
- Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase.
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