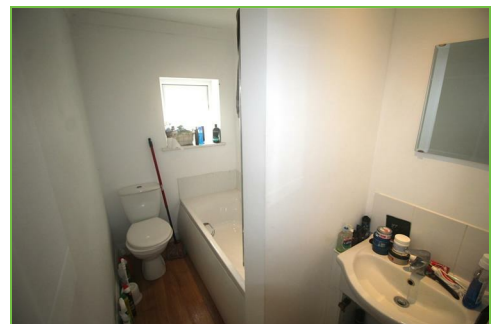
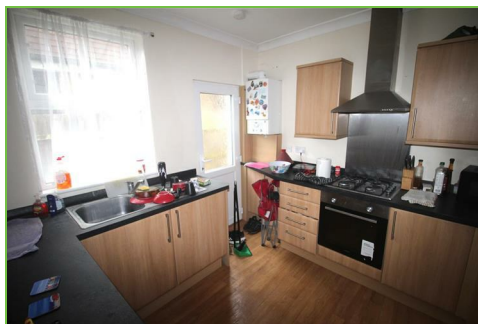




48a Northcourt Road, Worthing, West Sussex, BN14 7DS

Asking Price £210,000

A well presented ground floor one bedroom GARDEN flat located within this sought after address in Broadwater with allocated PARKING space. Local shops and supermarket can be found in Broadwater High Street and you are within close proximity to Worthing mainline railway station. The bright and spacious accommodation comprises open plan living room/kitchen, double bedroom and a modern bathroom with a shower over the bath. Benefits from it's own private rear garden, allocated off street parking space and GAS CENTRAL HEATING. Council tax band A. Remainder of a long lease.

Ground floor

Communal hallway with front door to:

Entrance hall

Radiator, understairs storage cupboard, further shelved cupboard, ceiling coving and inset ceiling spot lighting.

Open plan lounge/kitchen

25'3 into bay x 10'2 widening to 12'3 into recess (7.70m into bay x 3.10m widening to 3.73m into rece)

Lounge: Feature cast iron fireplace, radiator, double glazed windows to bay, further radiator to the side and ceiling coving.

Kitchen: A range of wall and base units with work surfaces incorporating a stainless steel single drainer sink unit with cupboard under. Integrated four burner gas hob with stainless steel extractor over and oven under, fridge/freezer, breakfast bar, double glazed window to side and a double glazed door to the side. Wall mounted combination Worcester gas boiler, ceiling coving and ceiling spot lighting.

Bedroom

11'2 x 10'9 (3.40m x 3.28m)

Radiator and a double glazed window overlooking the rear garden.

Bathroom

White suite comprising panelled bath with a mains shower over, low level wc, wash basin, radiator, double glazed window and inset ceiling spot lighting.

Rear garden

(Due to be cleared shortly) Paved area leading to a good sized rear garden with an array of mature trees and shrubs. Outside tap and side access via a secure gate.

Off street parking

Allocated parking space to the front of the property.
(Right hand parking space)

Agents note

Lease: 149 years remining

Service charge: £950 per annum for 2022

Ground rent: Peppercorn

Disclaimer

MORTGAGE ADVICE - MORRISSEYS ARE ABLE TO OFFER INDEPENDENT ADVICE AT COMPETITIVE RATES NB: No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. Room Measurements Are Given For Guidance Only And Should Not Be Relied Upon When Ordering Such Items As Furniture, Carpets Or Appliances. No liability is Taken for any Error, Omission or Misstatement. The Agents Have Not Tested Any Apparatus, Equipment, Fittings Or Services So Cannot Verify That They Are In Working Order. A party Must rely on its own Inspections and the Buyer Is Advised To

Obtain Verification From Their Solicitor Or Surveyor on the Freehold/leasehold status of the property. MORRISSEYS OFFER A FULLY COMPREHENSIVE LETTING SERVICE AND ARE ABLE TO ADVISE YOU FREE OF CHARGE THE APPROXIMATE RENTAL VALUE OF THIS PARTICULAR PROPERTY. VIEWING STRICTLY BY APPOINTMENT WITH MORRISSEYS.

