



**Lewis Court, Worthing, BN13 3RJ**

**welcome to**

**Lewis Court, Worthing**

Fox and Sons are delighted to bring to market this ground floor garden flat. In brief the property comprises of large living room, modern kitchen, double bedroom and bathroom. Additional benefits include a private ear garden, long lease and resident parking. Guide Price of £220,000.00-£230,000.00.





**Entrance Hall**

**Living Room**

17' 5" x 10' 6" ( 5.31m x 3.20m )

**Kitchen**

9' 10" x 7' 10" ( 3.00m x 2.39m )

**Bedroom**

14' 1" x 8' 6" ( 4.29m x 2.59m )

**Bathroom**

Total : 58.6 sq.m. (630 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

## Lewis Court, Worthing

- GROUND FLOOR FLAT
- REAR GARDEN
- LARGE LIVING ROOM
- DOUBLE BEDROOM
- MODERN KITCHEN

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 07 Sep 1998. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£220,000-£230,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/WWO106287](https://fox-and-sons.co.uk/Property/WWO106287)



Property Ref:  
WWO106287 - 0008

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## Property Description

Fox and Sons are delighted to bring to market this ground floor garden flat benefitting from its own private entrance. Upon entering the property upon are greeted with a spacious hallway with access to the other rooms. The living room is a good size with plenty of room for a dining table and boasts patio doors leading to a private rear garden. The kitchen is modern with a range of wall and base units with space for appliances. The bedroom is a good size double. The bathroom offers a bath with overhead shower, w.c and wash basin within a vanity unit. The rear garden is a good size which is laid to lawn with patio area with a garden shed. Additional benefits include a long lease and resident parking.

  
fox & sons



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