





welcome to

Lewis Court, Worthing

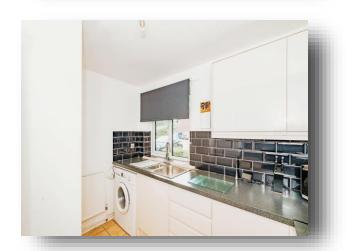
Fox and Sons are delighted to bring to market this ground floor garden flat. In brief the property comprises of large living room, modern kitchen, double bedroom and bathroom. Additional benefits include a private ear garden, long lease and resident parking. Guide Price of £220,000.00-£230,000.00.















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.

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

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

Tenure: Leasehold EPC Rating: C

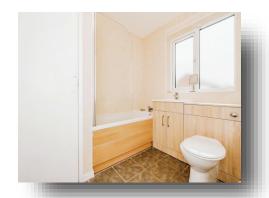
This is a Leasehold property with details as follows; Term of Lease 125 years from 07 Sep 1998. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£220,000-£230,000

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.









Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/WWO106287



Property Ref: WWO106287 - 0008 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.





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