

OFFERS OVER

**£295,000**

**Woburn Court, Richmond Road**

Worthing, BN11 4AE

## PROPERTY SUMMARY

We are delighting to bring to the open market this chain free modern apartment which boasts two spacious double bedrooms, making it an ideal choice for couples, small families, or those seeking a comfortable living space.

The reception room offers a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The south-facing balcony is a standout feature, providing a lovely outdoor space to enjoy the sunshine and fresh air. The communal gardens further enhance the appeal of this residence.

The flat includes a well-designed bathroom and a garage in compound.

Situated in a desirable area of Worthing, this property is close to local amenities, transport links, and the beautiful coastline, making it an excellent choice for those looking to enjoy the best of seaside living.

Lease - Circa 936 years remaining

2



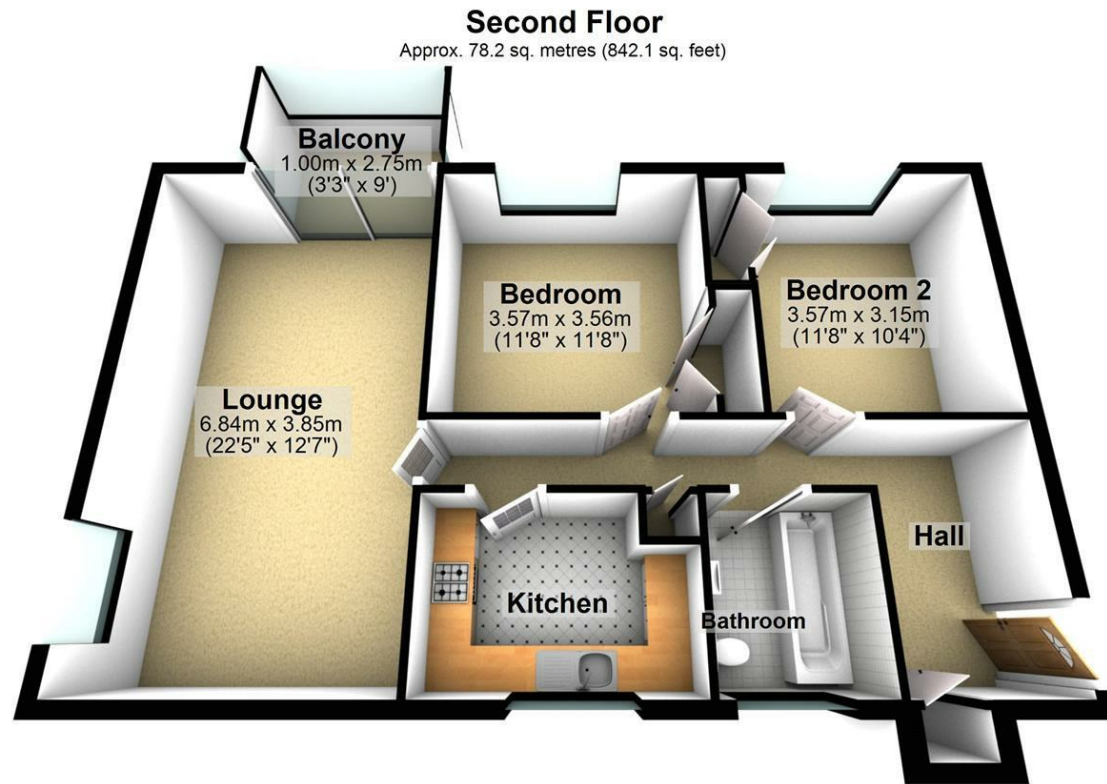
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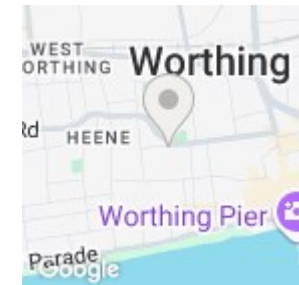
Total area: approx. 78.2 sq. metres (842.1 sq. feet)

LOCAL AUTHORITY

TENURE  
Leasehold

COUNCIL TAX BAND  
C

VIEWINGS  
By prior appointment only



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>	72	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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