



16 Eaton Court, Worthing, BN14 9PQ
Guide Price £190,000

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A well presented one double bedroom first floor flat located in both a sought after road and location forming part of the Offington catchment area. The accommodation consists of a communal entrance hallway, reception hall, lounge/dining room, kitchen, double bedroom and bathroom/w.c. Externally the home offers residents non allocated parking, communal gardens and a garage located on the development grounds.

- One Bedroom First Floor Flat
- Sought After Catchment
- Long Lease
- Double Glazed Windows
- Modern Kitchen & Bathroom
- Gas Central Heating
- Residents Parking & Garage
- Viewing Essential





Communal Entrance

Glazed communal door with entryphone system. Communal door leading to garage compound and communal gardens. Stairs leading to first floor.

Reception Hall

Entry phone. Radiator. Cupboard with hanging rail and shelving. Wood effect vinyl flooring.. Water meter.

Lounge / Dining Room

5.56m x 3.45m (18'3 x 11'4)
Two double glazed windows. Two radiators. Space for dining table and office desk. TV point. Connection for Virgin Media. New carpets in 2025.

Kitchen

2.64m x 1.85m (8'8 x 6'1)
Modern fitted white gloss kitchen comprising; single drainer sink unit with mixer taps and cupboard under. Areas of solid wood work surface offering additional cupboards and drawers below. Matching wall mounted units. Integrated 'Neff' hob with oven below. Space and

plumbing for dishwasher. Space for under counter fridge. Large cupboard housing wall mounted boiler and space for under counter freezer. Part tiled walls. Double glazed window. Levelled ceiling.

Double Bedroom

4.50m x 2.51m (14'9 x 8'3)
Newly carpeted in 2025. Double glazed window. Radiator. Fitted wardrobe with hanging rail and shelves.

Bathroom/W.C

2.62m x 1.96m (8'7 x 6'5)
Modern fitted bathroom comprising; 'P' shaped bath with mixer taps and rainfall shower over. Ceramic sink with mixer taps and cupboard under. Push button close coupled W.C. Obscured double glazed window. Wall mounted ladder style radiator. Cupboard with shelves and space and plumbing for washing machine. Part tiled walls. Levelled and coved ceiling.

Communal Grounds

Attractive communal gardens surround the

development and include lawned areas with shrub and tree borders. There is also a communal cold water tap and electric points.

Residents Parking

Served on a first come first served basis.

Garage

Number 16. Located in nearby compound. Up and over door. Wall mounted shelving.

Lease & Maintenance

Lease: 164 years remaining (TBC)
Maintenance: £365 per quarter
Ground Rent: £0

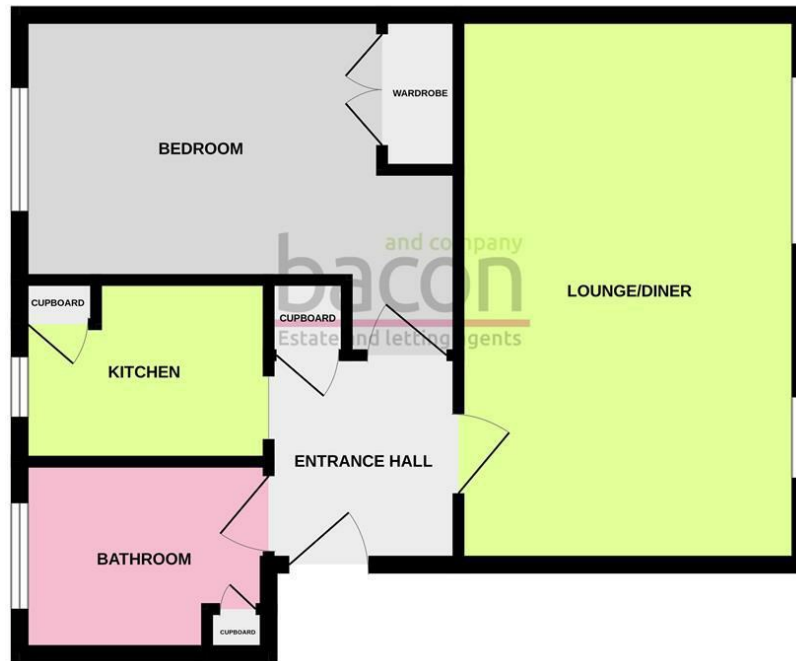
****NB:** The annual maintenance has currently increased to £670 per quarter to cover fire regulations being updated within the block. Our seller has agreed to cover the full maintenance costs until the end of 2026.**

Council Tax

Council Tax Band B



GROUND FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.



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