



43 Sunningdale Court Jupps Lane, Worthing, BN12 4TU  
Offers Over £220,000

**bacon** and company  
Estate and letting agents





A well presented first floor, two bedroom flat in the highly popular Sunningdale Court. This spacious flat offers two double bedrooms, a modern fitted kitchen, bathroom, generous storage throughout and a southerly aspect lounge/dining room with private balcony. The property also benefits for a long lease, well maintained communal gardens and residents/visitors parking. The flat is conveniently located withing close proximity to local shops and bus routes.

- Spacious First Floor Flat
- Two Double Bedrooms
- Well Presented Throughout
- Southerly Aspect Private Balcony
- Generous Lounge/Diner
- Residents & Visitors Parking
- Beautifully Maintained Communal Gardens
- Within Close Proximity To Local Shops









### Communal Entrance

uPVC communal entrance with stairs leading to the first floor.

### Private Front Door To;

### Entrance Hallway

Wall mounted electric heater. Two pendant lights. Coat cupboard with shelf and hang rail. Additional storage cupboard housing hot water cylinder.

### Living Room / Dining Area

3.81 x 2.33 (12'5" x 7'7")

Southerly aspect living room with ample space for lounge furniture and dining area. Carpet. Two pendant lights. Wall mounted electric heater. Double glazed windows. uPVC door to;

### Private Balcony

Southerly aspect balcony with space for table and chairs overlooking the well landscaped communal gardens.

### Kitchen

2.83 x 2.82 (9'3" x 9'3")

Range of matt white base units with matching wall mounted cupboards. Wooden worktop incorporating stainless steel sink and drainer with mixer tap above. Part tiled walls. Under counter space for washing machine. Space for free standing fridge/freezer. Integrated oven and electric hob with canopy extractor fan above. Larder cupboard.

### Bedroom One

3.42 x 3.39 (11'2" x 11'1")

Spacious southerly aspect double bedroom accommodating space for bed and wardrobes. Carpet. Pendant light. Double glazed windows. Access to built in cupboard space. Electric wall mounted heater.

### Bedroom Two

3.81 x 2.33 (12'5" x 7'7")

Double bedroom. Carpet. Pendant light. Double glazed windows with fitted blinds. Electric wall mounted heater.

### Bathroom

P shape bath with electric shower on riser rail above. Glad shower screen. Pedestal wash hand basin. Wc. Part tiled walls. Wall mounted mirrored medicine cabinet. Dome light. Two obscure glass windows.

### Communal Gardens

Well kept communal gardens.

### Parking

Unallocated residents & visitors parking.

### Required Information

Length of lease: 125 years remaining

Annual service charge: £1966.00 per annum

Annual ground rent: Peppercorn

Council tax band: B

Draft version:

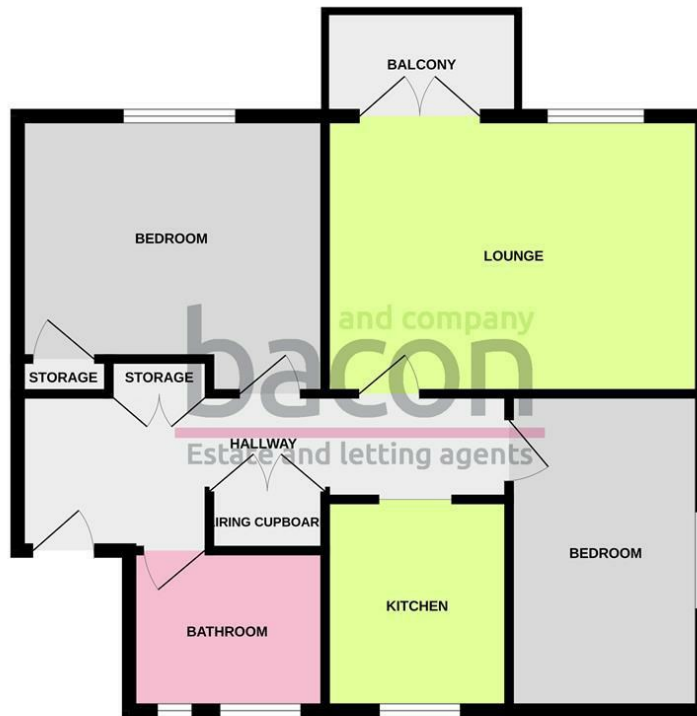
Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.







# 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 for 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.  
Made with Mergex 12/2016

and company  
**bacon**  
Estate and letting agents

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>82</b> |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | <b>65</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 |           |

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



baconandco.co.uk

72 Goring Road, Goring-by-sea, Worthing, West Sussex, BN12 4AB

01903 520002

goring@baconandco.co.uk

Bacon & Co (Worthing) Limited (No. 04721313) and Bacon Micawber Lettings Limited (No. 07466778) trading as Bacon and Company Registered in England and Wales. Registered office: c/o Galloways Accounting, The Mill Building, 31-35 Chatsworth Road, Worthing, England. BN11 1LY.