bacon and company
Estate and letting agents

Flat 9, St. Thomas's Court 82-84 St. Lawrence Avenue, Worthing - BN14 7JJ

Guide Price **£170,000**

Flat 9

St. Thomas's Court 82-84 St. Lawrence Avenue, Worthing

We are delighted to offer for sale this well presented & deceptively spacious double bedroom first floor apartment with the added benefit of communal gardens, being positioned in this popular location close to local amenities.

In brief the property comprises of a spacious hallway with access to private loft space for extra storage, a spacious double bedroom with fitted wardrobe space, a reception room with views over the rear communal garden space, there is also a fitted kitchen & bathroom to complete the accommodation.

Call today to arrange your viewing on 01903 524000.

Council Tax band: A

Tenure: Leasehold

- First Floor Apartment
- One Double Bedroom With Fitted Wardrobe Space
- Plenty Of Storage Throughout
- Reception Room With Views Over Communal Grounds
- Fitted Kitchen & Bathroom
- Communal Parking Available
- Close To Local Amenities
- Walking Distance To Worthing Or West Worthing Train Stations
- EPC Rating D

Communal Entrance
Security entry door, stairs to first floor.

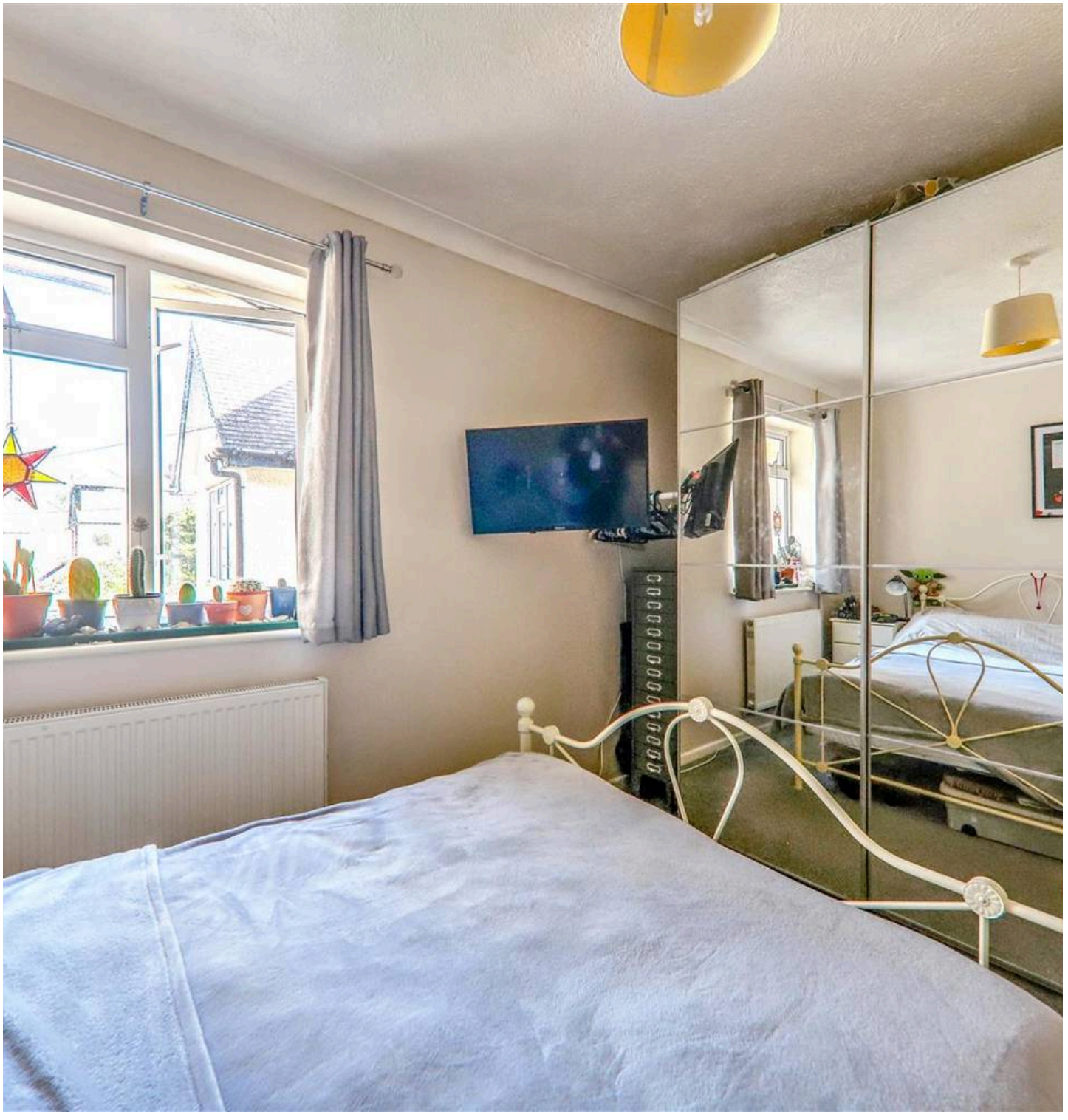
Entrance Hallway
15′ 2″ x 5′ 11″ (4.62m x 1.80m)
Carpeted flooring, access to private loft space for extra storage, wall mounted security telephone entry system, radiator, textured ceiling with coving.

Reception Room
11′ 11″ x 11′ 6″ (3.63m x 3.51m)
Carpeted flooring, PVCU double glazed window, television point, radiator, textured ceiling with coving.

Bedroom
11′ 11″ x 10′ 4″ (3.63m x 3.15m)
Carpeted flooring, fitted wardrobe space with various hanging rails & shelving, PVCU double glazed window, television point, textured ceiling with coving.

Fitted Kitchen
9′ 3″ x 6′ 4″ (2.82m x 1.93m)
Roll edge laminate work surfaces with cupboards below & matching eye level cupboards, inset stainless steel single drainer sink unit with mixer tap, space for oven with extractor fan above, space for washing machine, PVCU double glazed window, wall mounted boiler.

Bathroom
6′ 6″ x 6′ 2″ (1.98m x 1.88m)
Vinyl flooring, low flush WC, pedestal hand wash basin with hot & cold tap, panel enclosed bath with Mira electric shower above, radiator, part tiled walls, textured ceiling with coving, extractor fan, motion detecting light.



COMMUNAL GARDEN

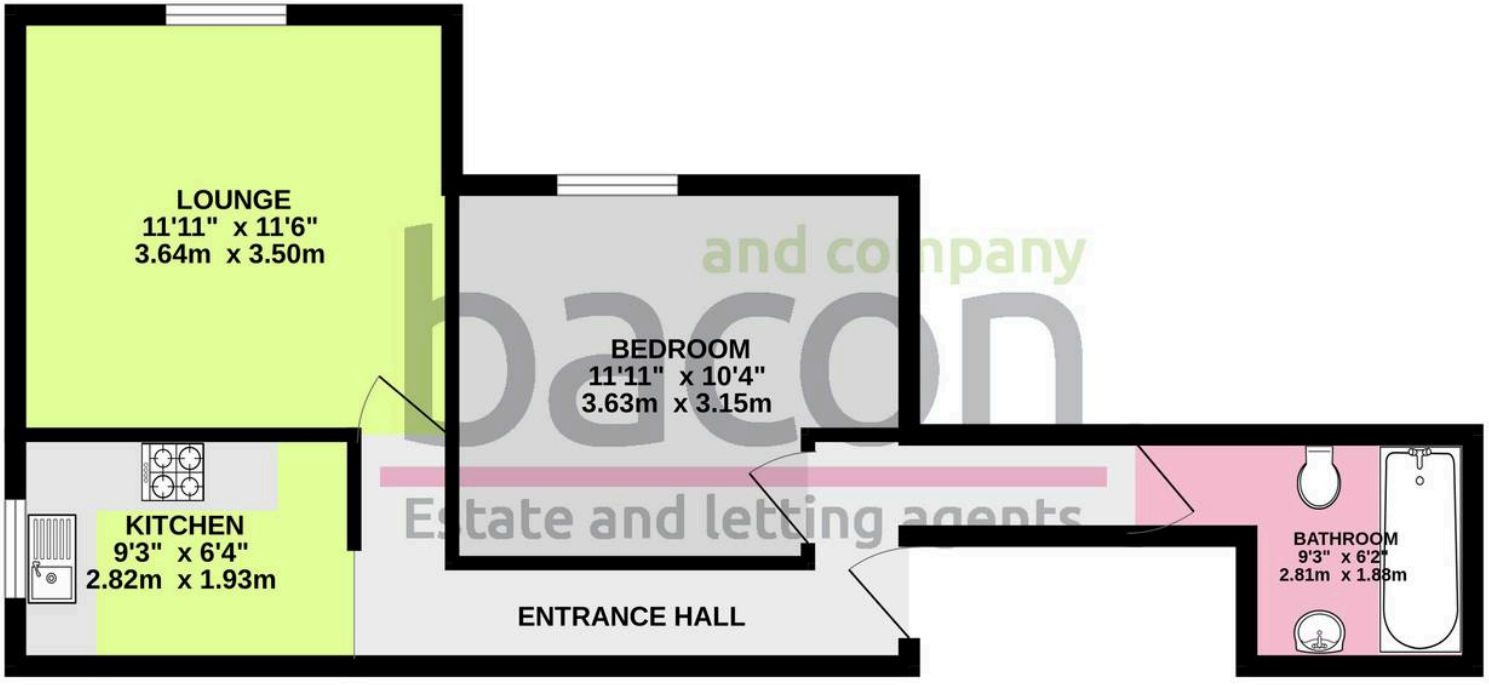
Communal parking available on a first come first serve basis, various lawned areas.

OFF STREET

1 Parking Space

Communal Parking Available

GROUND FLOOR
442 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 442 sq.ft. (41.0 sq.m.) approx.

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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