



7 Brooklyn Court, Worthing, BN11 5QP

Price £179,950

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A well presented one bedroom first floor flat located in highly sought after West Worthing with local shops and transport links on the doorstep. The apartment is light and spacious with the accommodation briefly comprising, communal entrance with stairs to first floor, private front door, entrance hall with storage cupboards and access to loft space, lounge, modern kitchen, double bedroom and bathroom/Wc. Benefits include gas central heating, double glazing and a garage. Available chain free. \*\*\*EXTENDED LEASE UPON COMPLETION\*\*\*

- First Floor Flat
- One Bedroom
- Modern Kitchen
- Garage
- Modern Bathroom/Wc
- Spacious Hall
- Gas Central Heating
- West Worthing



### Communal Entrance

With stairs rising to the first floor.

### First Floor

Private front door to;

### Entrance Hall

Three recessed cupboards. Further fitted shelved cupboard. Radiator. Access hatch to roof space.

### Lounge

4.52 x 3.62 (14'9" x 11'10")

Dual aspect double glazed windows. Radiator.

### Kitchen

2.91 x 2.61 (9'6" x 8'6")

Comprising work surfaces with cupboards and drawers fitted under. Inset sink. Four ring electric hob with oven under and extractor

above. Space for washing machine. Matching wall cupboards. Part tiled walls. Double glazed window. Wall mounted 'Ideal' boiler.

### Double Bedroom

4.115 max x 3.16 (13'6" max x 10'4")

Double glazed window. Radiator. Fitted double wardrobe.

### Bathroom/Wc

2.22 x 1.67 (7'3" x 5'5")

Suite comprising panelled bath with shower attachment, pedestal wash hand basin and low level flush Wc. Part tiled walls. Double glazed obscure glass window. Radiator.

### Garage

Located in the rear compound.

### Required Information

Length of lease: EXTENDED LEASE UPON COMPLETION

Annual service charge: £2408 PA

Annual ground rent: tbc as part of the extended lease

Ground rent review period: tbc

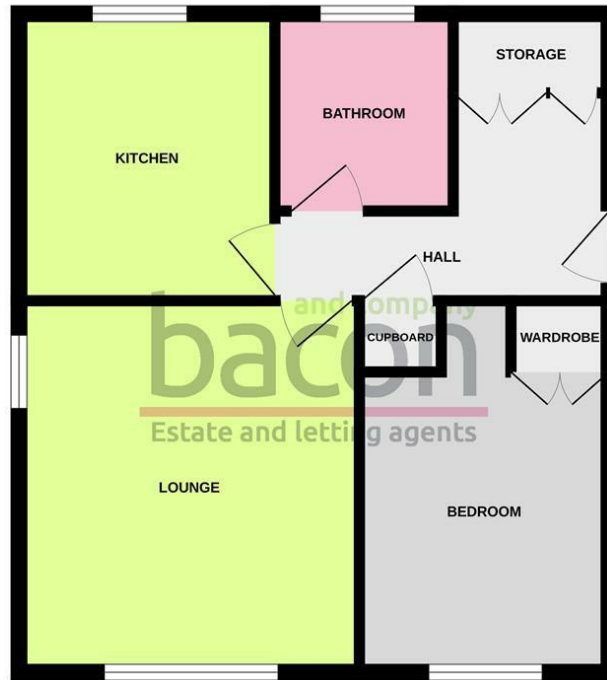
Council tax band: B

Draft version: 1

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 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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



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