



9 Walberton Court, Latimer Road, Worthing, BN11 5ER  
Asking Price £250,000

and company  
**bacon**  
Estate and letting agents



Bacon and Company are delighted to offer for sale this two bedroom second floor balcony apartment with extended lease. Accommodation briefly comprises 14 ft lounge, South facing sun balcony, kitchen, two double bedrooms and a shower room/WC. The property benefits from gas central heating, double glazing and views towards the sea from the main bedroom, lounge and sun balcony. Externally there are well maintained communal gardens and a garage in a compound. The block is situated conveniently between the shops and the seafront in a very popular location. Viewing highly recommended.

- Two Bedroom Apartment
- South Facing Balcony
- Sea Views
- Top Floor
- Close To Shops, Bus Routes and Seafront
- Garage
- Double Glazing & Gas Central Heating
- Long Lease





### Communal Entrance

Telephone entry system, communal front door, entrance hall and staircase to second floor. Front door to:

### Entrance Hall

Double recessed storage cupboard, dado rail, security entryphone, coved and textured ceiling, doors to:

### Lounge

4.52 x 4.39 (14'9" x 14'4")

Maximum measurement taken. Feature fireplace surround with electric fireplace, two radiators, TV & telephone points, dado rail, coved and textured ceiling, Southerly aspect double glazed window and double glazed sliding door benefiting from Sea views opening to:

### Sun Balcony

Southerly aspect, Sea views, space for table and chairs.

### Kitchen/Breakfast Room

2.87 x 2.69 (9'4" x 8'9")

Range of worktop surfaces with cupboards and drawers under incorporating sink and drainer unit, range of matching wall cupboards and shelves, part tiled walls, space used for cooker, dishwasher, washing machine and fridge freezer, fitted extractor hood, cupboard housing wall mounted

boiler, ornament shelving with LED downlights, space for breakfast table and chairs, double glazed window, radiator, vinyl flooring.

### Bedroom One

4.04 x 3.86 (13'3" x 12'7")

Recessed double wardrobe, two radiators, Southerly aspect double glazed window with distant views, textured and coved ceiling.

### Bedroom Two

4.01 x 2.72 (13'1" x 8'11")

Radiator, Easterly aspect double glazed window, coved and textured ceiling.

### Shower Room

Suite comprising step in shower cubicle with fitted shower unit and glass sliding doors, mixer tap wash hand basin with storage cupboard below, fully tiled walls, mirrored vanity wall unit, shelved cupboard, further wall mounted storage cupboard, radiator, vinyl flooring, textured ceiling, double glazed obscure glass window.

### Separate WC

Low level push button w/c, fully tiled walls, vinyl flooring, double glazed obscure glass window.

### Garage

In compound to the rear.

### Communal Gardens

Well maintained communal gardens surround the development.

### Required Information

Lease term: 130 years unexpired.

Maintenance: Approximately £1700 per half year.

Garage Maintenance: Approximately £150 per half year

Ground rent: £200 per year

Estate Management Charge:

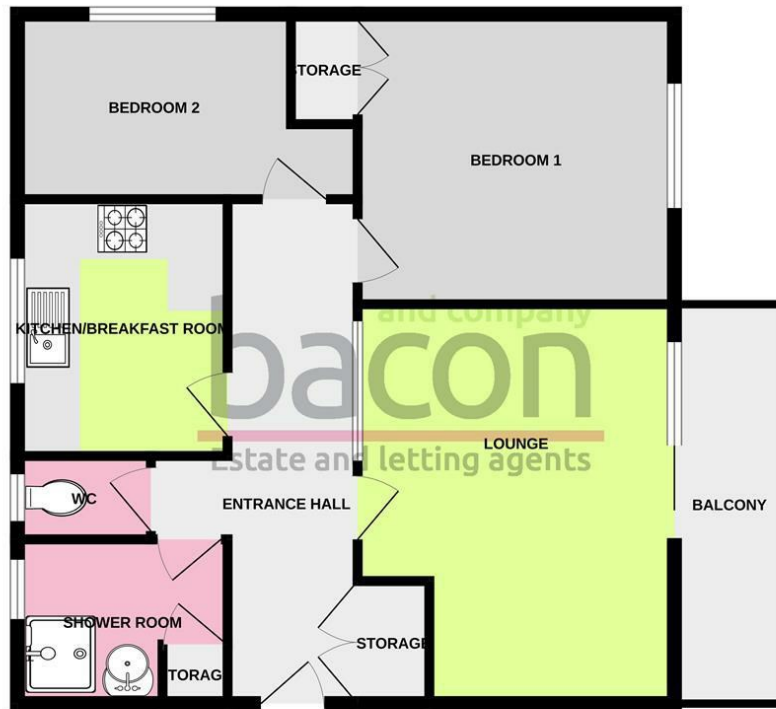
Council tax band: C

Draft version:

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



SECOND 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>		
(55-68) <b>D</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



baconandco.co.uk

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

01903 520002

goring@baconandco.co.uk

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