

Wadhurst Court Downview Road, Worthing, BN11

£240,000

Jacobs | Steel









Property Type: Flat

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Tenure: Leasehold

Council Tax Band: B

- First Floor Flat
- Two Double Bedrooms
- Modern Re-Fitted Kitchen
- West Facing Lounge/ Dining Room
- Modern Bathroom & WC
- West Facing Balcony
- Garage In Compound
- Communal Gardens
- Close To West Worthing Station
- Local Shopping Facilities

We are pleased to offer to the market this well presented and spacious first floor apartment, conveniently situated in West Worthing. The property offers two double bedrooms, a bright and spacious lounge/diner with exposed floorboards, a modern refitted kitchen, refitted bathroom and separate WC. Further benefits include a west facing balcony overlooking the communal gardens, fitted wardrobes to both bedrooms and a garage positioned to the rear of the development. Ideally located within easy reach of West Worthing railway station, local shops, bus routes and Worthing town centre.





INTERNAL

A secure communal entrance with entry phone system leads into the communal hallway, with stairs rising to the first floor. The private front door opens into a welcoming entrance hall, providing access to all rooms as well as a useful airing cupboard. The hallway features attractive exposed floorboards, which continue through into the lounge/diner. The spacious lounge/diner enjoys a westerly aspect and has been cleverly opened into the hallway, creating a bright and airy feel. There is ample space for both comfortable seating and a dining area. A sliding door opens directly onto the private west-facing balcony, enjoying pleasant views across the well maintained communal gardens. Across the hallway is the recently refitted kitchen, featuring a modern range of matching wall and base units with work surfaces. Integrated appliances include a built in oven and hob and a slimline dishwasher, with further space provided for a fridge/freezer and washing machine. Both bedrooms are well proportioned doubles and benefit from fitted wardrobes, with the main bedroom being a good size double. The bathroom and separate WC have both been refitted to a modern standard. The bathroom features a contemporary white suite comprising a bath with shower over and wash hand basin, with the separate WC positioned adjacent.

EXTERNAL

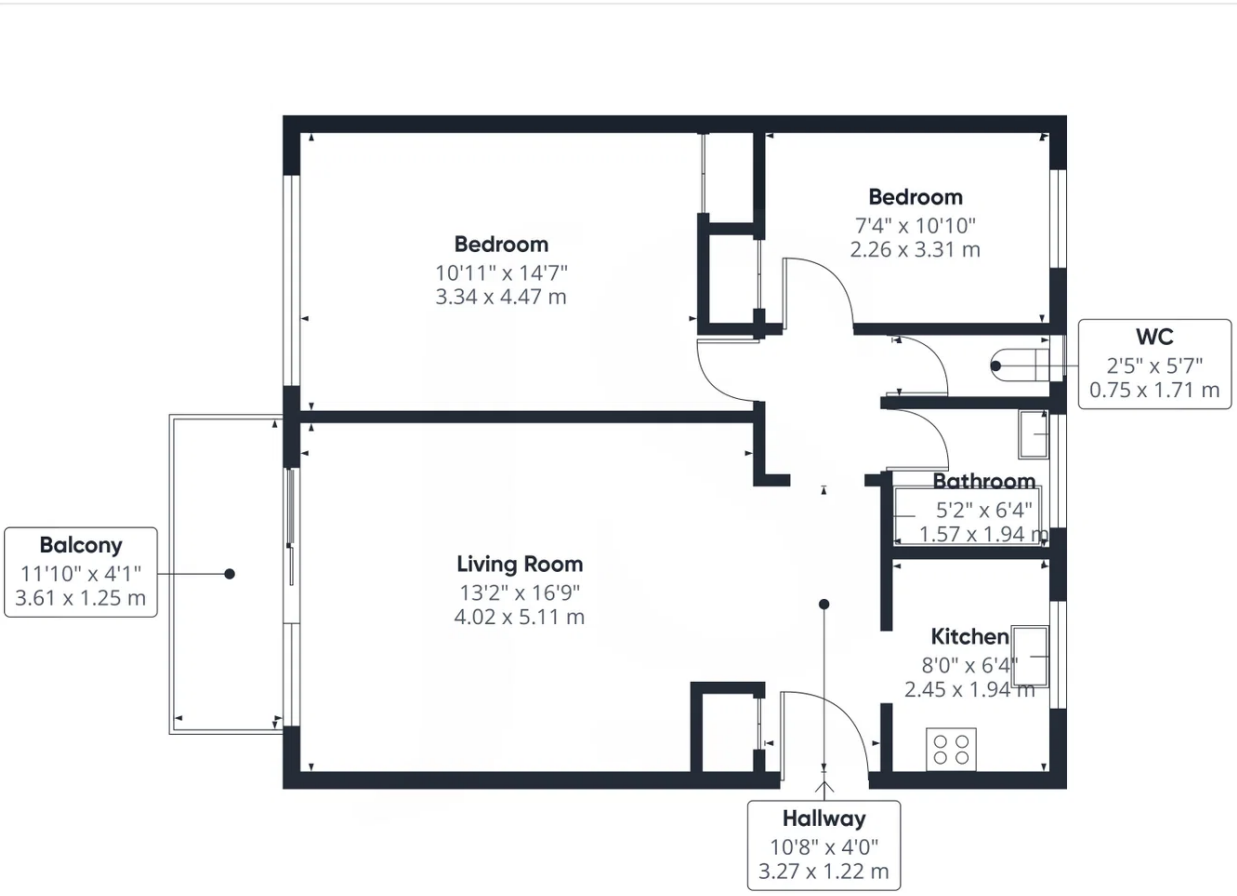
The property benefits from a private west facing balcony, accessed directly from the lounge/diner and enjoying pleasant views across the well-maintained communal gardens. The gardens surround the development and feature a variety of mature trees, shrubs and established planted borders, creating an attractive setting. A brick built garage, numbered 3, is positioned to the rear of the development.

SITUATED

Situated on the corner of Downview Road and Rugby Road, Wadhurst Court is conveniently positioned within easy reach of local amenities and transport links. West Worthing railway station is nearby, while regular bus services operate along Mill Road. A variety of local shops, cafés and everyday amenities can be found approximately 0.5 miles away in West Worthing. Worthing town centre is approximately one mile away, offering a comprehensive range of shops, restaurants, cafés, theatres and leisure facilities, along with the seafront and promenade.

TENURE:

Leasehold
Lease: 133 years remaining
Service Charge: £2,920.06 per annum
Ground Rent: £200 per annum



Approximate total area(1)

651 ft²
60.4 m²

Balconies and terraces

48 ft²
4.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Whilst we endeavour to make out properties particulars accurate and reliable, we have not carried out a detailed survey. if there is any point which is of particular importance to your, please contact the office and we will be please to check the informaiton for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purpose only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.

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