



31 Hamilton Court, Worthing, BN12 6EP  
Guide Price £215,000

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A spacious two bedroom second floor purpose built flat situated within the popular catchment area of Goring and in very close proximity to local shops, schools and mainline railway station. The accommodation consists of a communal entrance and hallway, reception hall, lounge/dining room, kitchen, utility room, two double bedrooms, shower room/w.c, private garage, residents non allocated parking spaces, communal grounds and gardens.

- Two Double Bedroom Flat
- Triple Aspect
- Second Floor
- Fitted Kitchen & Utility Room
- Double Glazed Windows
- Gas Central Heating
- Garage. Long Lease
- No Onward Chain





### Communal Hallway

Accessed via glazed communal doors with security entryphone system. Staircase to second floor landing. Private door to flat.

### Reception Hall

4.80m x 0.99m (15'9 x 3'3)

Radiator. Central heating thermostat. Built in linen cupboard with slatted shelving. Built in storage cupboard. Entryphone. Textured ceiling.

### Lounge

4.60m max x 3.56m (15'1 max x 11'8)

Triple aspect via South, West and North facing double glazed windows offering views across parts of Worthing and to The Downs beyond. Radiator. Textured ceiling.

### Kitchen

3.40m x 2.84m (11'2 x 9'4)

Fitted suite comprising of a single drainer sink unit having mixer taps and storage cupboard below. Areas of roll top work surfaces offering additional cupboards and drawers under. Matching shelved wall units. Fitted oven

and grill. Four ring hob. Part tiled walls. Space for cooker, fridge and further appliance. Tile effect vinyl flooring. Textured ceiling. South aspect double glazed window.

### Utility Room

2.62m x 2.13m (8'7 x 7'0)

South aspect obscure glass double glazed windows. Roll top work surface with storage cupboards below. Matching shelved wall units. Space for washing machine and further appliances. Wall mounted central heating boiler. Meter cupboard. Coved and textured ceiling. Fire escape door.

### Bedroom One

4.52m x 3.00m (14'10 x 9'10)

Dual aspect via West and North facing double glazed windows offering views across parts of Worthing and to The Downs beyond. Radiator. Textured ceiling.

### Bedroom Two

3.63m x 2.97m (11'11 x 9'9)

North aspect via double glazed windows offering views across parts of Worthing and to The Downs beyond. Radiator. Textured ceiling.

### Shower Room/W.C

3.38m x 1.83m (11'1 x 6'0)

Fitted suite comprising of a step in shower cubicle with shower unit and tiled surround. Pedestal wash hand basin with tiled splashback. Low level w.c. Chrome ladder design radiator. Tile effect vinyl flooring. Part tiled walls. Textured ceiling. Obscure glass double glazed window.

### Communal Grounds

Communal grounds and gardens surround the development.

### Garage & Parking

Garage 31 accessed via an up and over door. Residents non allocated parking spaces.

### Lease & Maintenance

Lease: 124 years unexpired

Ground Rent: tbc

Maintenance: tbc

### Council Tax

Council Tax Band B



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>	69	75
(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



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