



Wilmington Court, St. Valerie Road, Worthing, BN11
£240,000



Property Type: Flat

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Tenure: Leasehold

Council Tax Band: C

- First Floor Flat
- Two Double Bedrooms
- West Facing Balcony
- West Facing Lounge/ Dining Room
- Bathroom & Separate WC
- Fitted Kitchen
- Communal Gardens
- 400 Yards To Worthing Seafront
- Bus Routes Nearby
- Close To Worthing Town Centre

We are pleased to bring to the market this first-floor, purpose-built apartment. The property offers two bedrooms, a bright west-facing lounge/dining room, a fitted kitchen, a bathroom, and a separate WC. A particular feature is the west-facing balcony, which enjoys pleasant views over the communal gardens. Ideally located, the apartment is just 400 yards from Worthing seafront.





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INTERNAL

The property is accessed via a communal entrance with a secure entry phone system and stairs leading to the first floor. The front door opens into a welcoming entrance hall with access to all rooms and two useful storage cupboards. The west-facing lounge/dining room offers a bright and comfortable living space. The well-appointed kitchen includes a range of wall and base units, a fitted electric double oven, an integrated fridge/freezer, a sink with drainer, and space for both a washing machine and dishwasher. There are two double bedrooms, with the primary bedroom benefiting from generous built-in wardrobes and additional fitted storage. The bathroom comprises a bath with overhead shower and glass screen, a wash hand basin, and fitted shelving. A separate WC is conveniently located next to the bathroom.

EXTERNAL

The property offers a west facing balcony with space for seating and plant pots. Well maintained communal gardens surround the property with lawned sections and mature trees. Non allocated parking located on site.

SITUATED

On St Valerie Road, this property is less than 400 yards away from Worthing Seafront. The closest train station is West Worthing positioned 0.7 miles at the top of Grand Avenue. Regular bus routes run along Grand Avenue and West Parade. West Worthing high street which offers convenience stores, eateries, pharmacies and banks is 0.6 miles away. Worthing town centre with its comprehensive shops, restaurants and theatres is approximately 1 mile away.

TENURE

Lease: Approx 151 years remaining
Service Charge: £2730 per annum
Ground Rent: £150 per annum





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	70	79
	EU Directive 2002/91/EC	

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 you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes 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.