



PEAR
PROPERTIES



Fulmer Court Boundary Road, Worthing

Offers Over £180,000



Fulmer Court Boundary Road, Worthing

Top floor one bedroom flat with sea glimpses, modern kitchen, luxury shower room, garage, low service charges, no onward chain. Close to town centre and seafront. Ideal for buyers or investors. Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

- Top Floor One Double Bedroom Flat
- Immaculately Presented Throughout
- Sea Glimpses From Living Room and Bedroom
- Low Service Charges
- Garage
- No Onward Chain
- Re-fitted Fully Tiled Shower Room
- Modern Kitchen
- Great Location Close to Town Centre and Seafront
- Please Take A Look At The Virtual Tour And Walk Through Video



Entrance Hall

12' 7" x 8' 4" (3.84m x 2.54m)

Spacious and welcoming entrance hall with storage cupboard and light grey wood effect laminate flooring.

Living Room

11' 4" x 17' 10" (3.46m x 5.43m)

Fantastic size living room with sea glimpses, large window with electric roller blinds.

Kitchen

12' 2" x 7' 7" (3.72m x 2.31m)

A good range of wall and base units, space for appliances, one and a half bowl sink drainer unit, brick tiled splashback, larder storage cupboard.

Bedroom

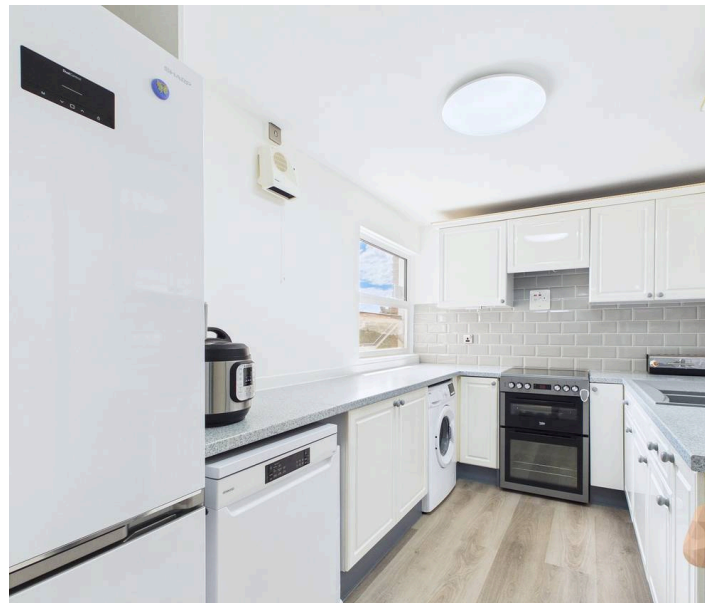
10' 10" x 14' 0" (3.31m x 4.26m)

A fantastic size double bedroom with built in wardrobes, large window with sea glimpses and electric roller blinds.

Bathroom

6' 4" x 5' 7" (1.94m x 1.69m)

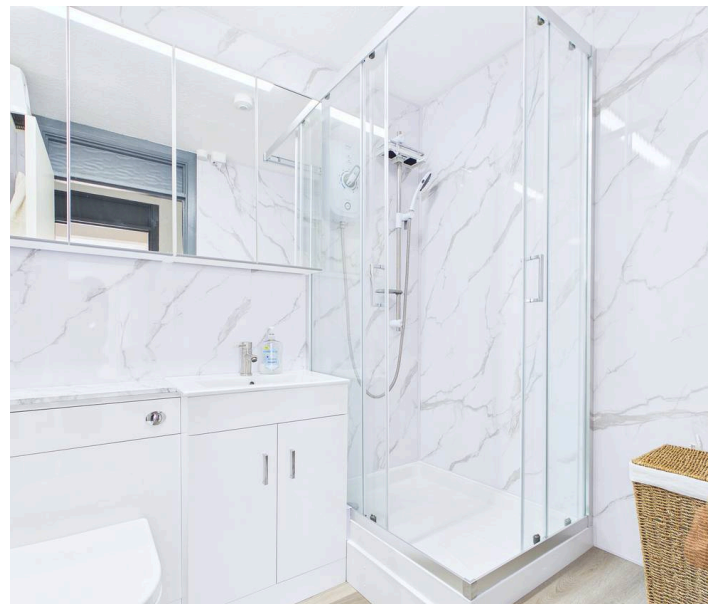
Re-fitted shower room with panelled marble effect walls, walk in shower cubicle, vanity sink unit, WC, mirrored cabinets.

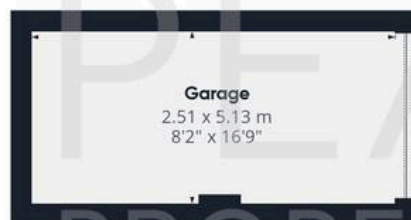


GARAGE

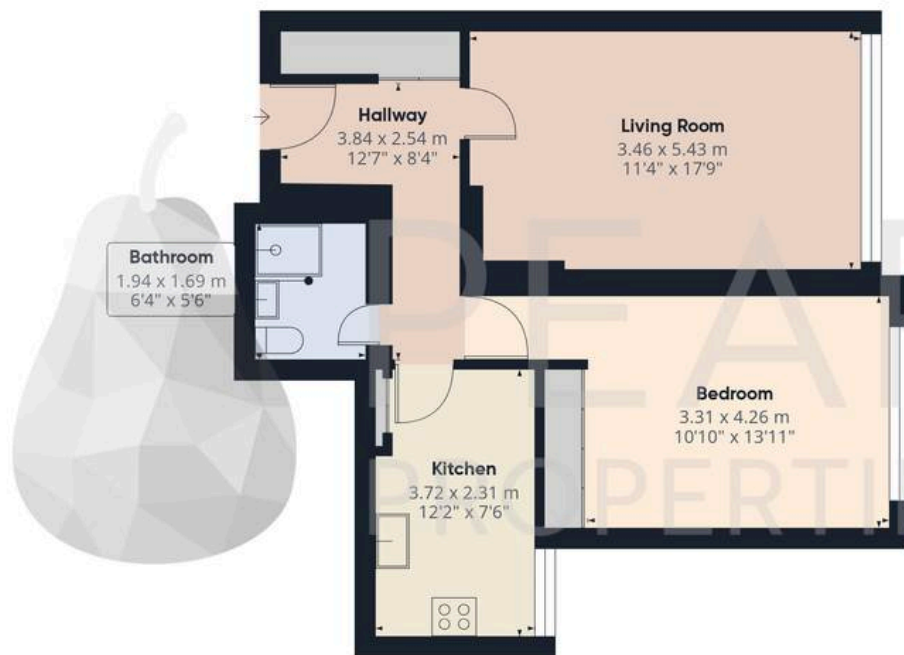
Single Garage

Garage in compound.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

68.9 m²
740 ft²

(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.

GIRAFFE360



Pear Properties

20 Crabtree Lane, Lancing - BN15 9QP

01903 947337 · hello@pearproperties.uk · pearproperties.uk