



Brooklyn Court, Brooklyn Avenue, Worthing, BN11
£185,000



Property Type: Flat

Bedrooms: 1

Bathrooms: 1

Receptions: 1

Tenure: Leasehold

Council Tax Band: B

- Chain free
- Ground floor apartment
- Purpose-built development
- One double bedroom
- Modern fitted kitchen
- Stylish bathroom
- Private garage within secure compound
- Conveniently close to local shops, eateries, and amenities
- Short walk to West Worthing train station
- Close to West Worthing seafront

We are delighted to offer this Chain free ground-floor, purpose-built one-bedroom apartment. The property features a modern fitted kitchen, a contemporary bathroom, a spacious double bedroom, and a comfortable living area. An entrance hall provides ample storage space. Ideally located, the apartment is within easy reach of local shops and excellent transport links.





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INTERNAL

The communal entrance provides access to the front door, which opens into a welcoming entrance hall featuring multiple storage cupboards and access to all rooms. The contemporary kitchen is fitted with a range of white gloss base and wall units, complemented by an electric oven, induction hob, and a sink with drainer. The bright and airy lounge benefits from dual aspect windows, allowing an abundance of natural light to fill the room, and is further enhanced by an electric fireplace. The double bedroom features a large window providing plenty of natural light, along with a built-in storage cupboard. The modern bathroom is fitted with a bath with shower over, a hand basin with storage beneath, and a WC, all finished to a good standard.

EXTERNAL

The property benefits from a garage within a secure compound located to the rear of the flats. Well-maintained communal grounds lie to both the front and rear.

SITUATED

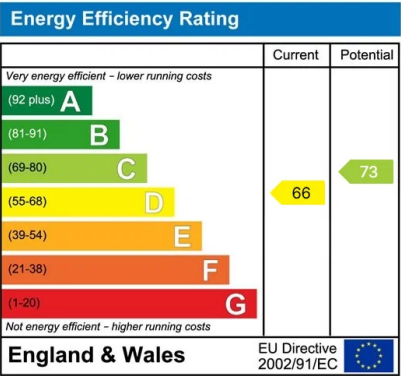
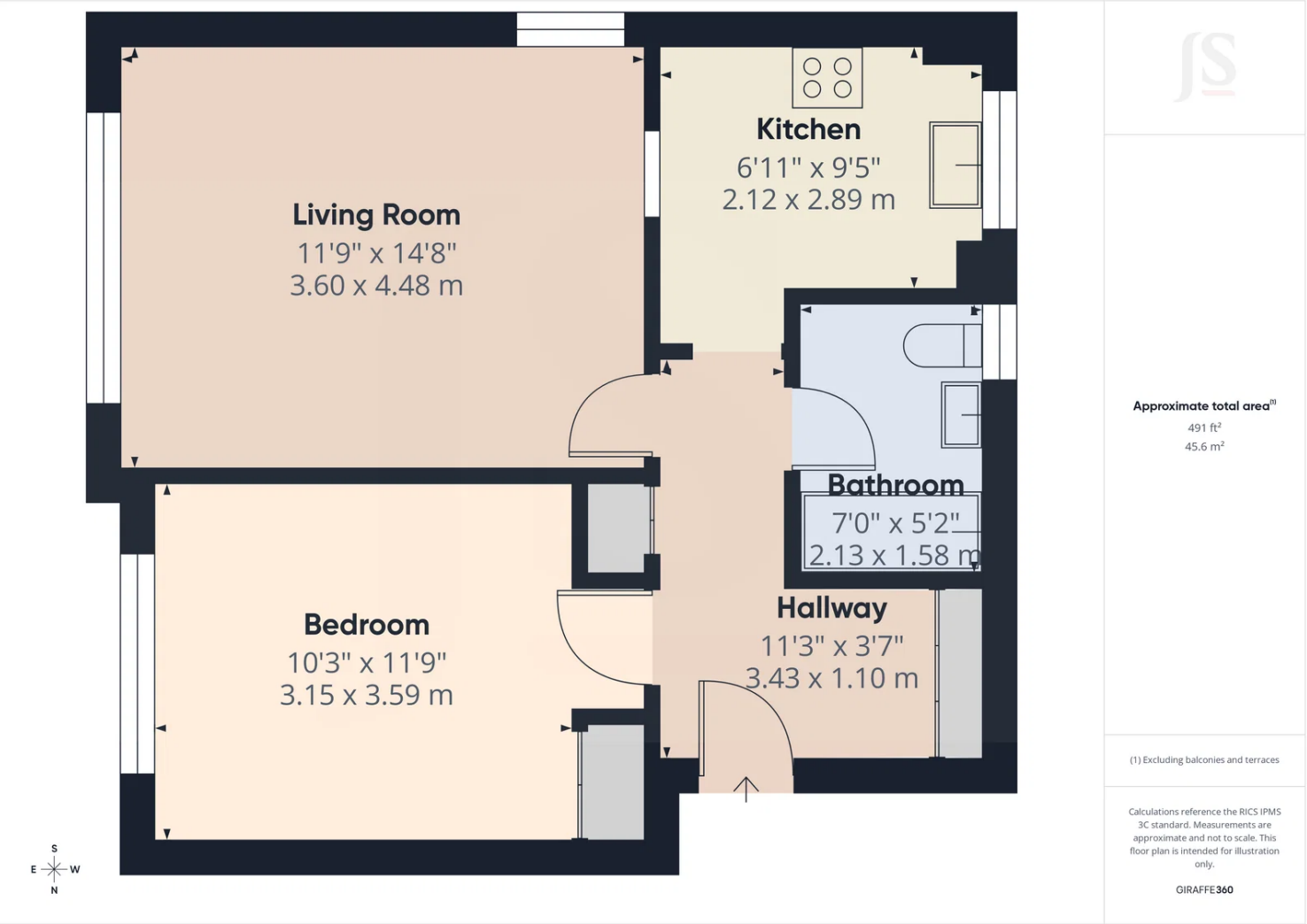
Set in the highly sought-after residential area of Goring-By-Sea, Brooklyn Avenue enjoys a convenient location just off West Worthing High Street, which is home to a variety of coffee shops, eateries, convenience stores, and banks. Regular local bus services run from the high street, providing easy access to surrounding districts, while West Worthing railway station, approximately 0.8 miles away, offers frequent services along the coast and beyond. The seafront is around 0.5 miles from the property, perfect for leisurely walks or coastal pursuits, and Worthing town centre, with its extensive selection of shops, restaurants, and theatres, is roughly 1.6 miles distant.

TENURE

Leasehold: 134 year lease.

Service Charge: **£2,400** per annum





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.