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Estate and letting agents

Flat 23, Grasmere Court Wordsworth Road, Worthing - BN11 3JE

£250,000







Flat 23

Grasmere Court Wordsworth Road, Worthing

THREE BEDROOM TWO BATHROOM well presented second-floor retirement apartment situated in sought-after Grasmere Court on Wordsworth Road, Worthing. Ideally located within walking distance of local shops and Worthing seafront, this property is perfect for those seeking convenience and comfort. The accommodation is thoughtfully arranged, featuring an entrance hall, living room, fitted kitchen, a spacious primary bedroom complete with an en suite bathroom and WC, a versatile second bedroom, and a third bedroom that can also serve as a dining room. A modern shower room with WC completes the layout. CHAIN FREE Residents of Grasmere Court enjoy an array of benefits, including a passenger lift, secure underground parking and well maintained communal grounds. Additional conveniences include an on-site house manager, a communal lounge for socialising and a visitor suite for guests.

Council Tax band: E

Tenure: Leasehold

- Second-Floor Retirement Apartment
- Three Bedroom
- Fitted Kitchen
- En Suite Bathroom & Shower Room
- Chain Free
- Communal Facilities & House Manager
- Secure Underground Car Park
- Modern Development
- Central Worthing Location

Secure Entrance
Telephony entry system. Front door to:

Communal Entrance Hall
House manager's office. Communal lounge. Stairs and passenger lift to second floor. Private front door to:

Entrance Hall
Electric radiator. Two built in storage cupboards. Airing cupboard housing hot water cylinder. Entry phone/emergency pull cord. Levelled and coved ceiling.

Living Room
Dimensions: 6.55m x 3.25m (21'6 x 10'8). Double glazed window. Two storage heaters. Electric fireplace. Levelled and coved ceiling. Door to:

Fitted Kitchen
Dimensions: 3.23m x 1.98m (10'7 x 6'6). Double glazed window. Roll edge work surfaces incorporating stainless steel sink with swan neck mixer tap and drainer. Four ring electric hob with tiled splashback and extractor canopy over. Fitted eye-level oven/grill and microwave. Integrated washing machine and dishwasher. Range of matching cupboards, drawers and wall units. Vinyl flooring. Levelled and coved ceiling.





Bedroom One
Dimensions: 5.66m x 4.47m (18′7 x 14′8). Double glazed window. Storage heater. Built in wardrobe with shelving and hanging space. Emergency pull cord. Levelled and coved ceiling. Door to:

Ensuite Bathroom
Panelled bath with wall mounted shower over. Vanity unit incorporating wash hand basin, storage cupboards, concealed cistern w/c, mirror and wall units. Electric towel radiator. Wall heater. Emergency pull cord. Tiled walls. Vinyl flooring. Levelled and coved ceiling.

Bedroom Two
Dimensions: 3.86m x 2.74m (12′8 x 9′). Double glazed window. Storage heater. Levelled and coved ceiling.

Bedroom Three/Dining Room
Dimensions: 3.86m x 2.62m (12′8 x 8′7). Double glazed window. Electric radiator. Levelled ceiling.

Shower Room
Step in corner shower with glass door, grab rail and wall mounted shower. Concealed cistern w/c. Wash hand basin with storage cupboard below. Mirrored vanity wall unit. Electric towel radiator. Tiled walls. Vinyl flooring. Levelled and coved ceiling. Extractor fan. Emergency pull cord.

Communal Garden

Well maintained communal gardens and ground surround the development.

Secure gated parking Space

Residents and visitors parking available in the secure underground car park. Lift access to all floors.

Communal Facilities

Additional conveniences include an on-site house manager, a communal lounge for socialising and a visitor suite for guests.

Required Information

Length of lease: 102 years remaining. Annual service charge: £6,447 Service charge review period: Per annum. Annual ground rent: £459 Ground rent review period: Per annum. Council tax band: E Version: 1 Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



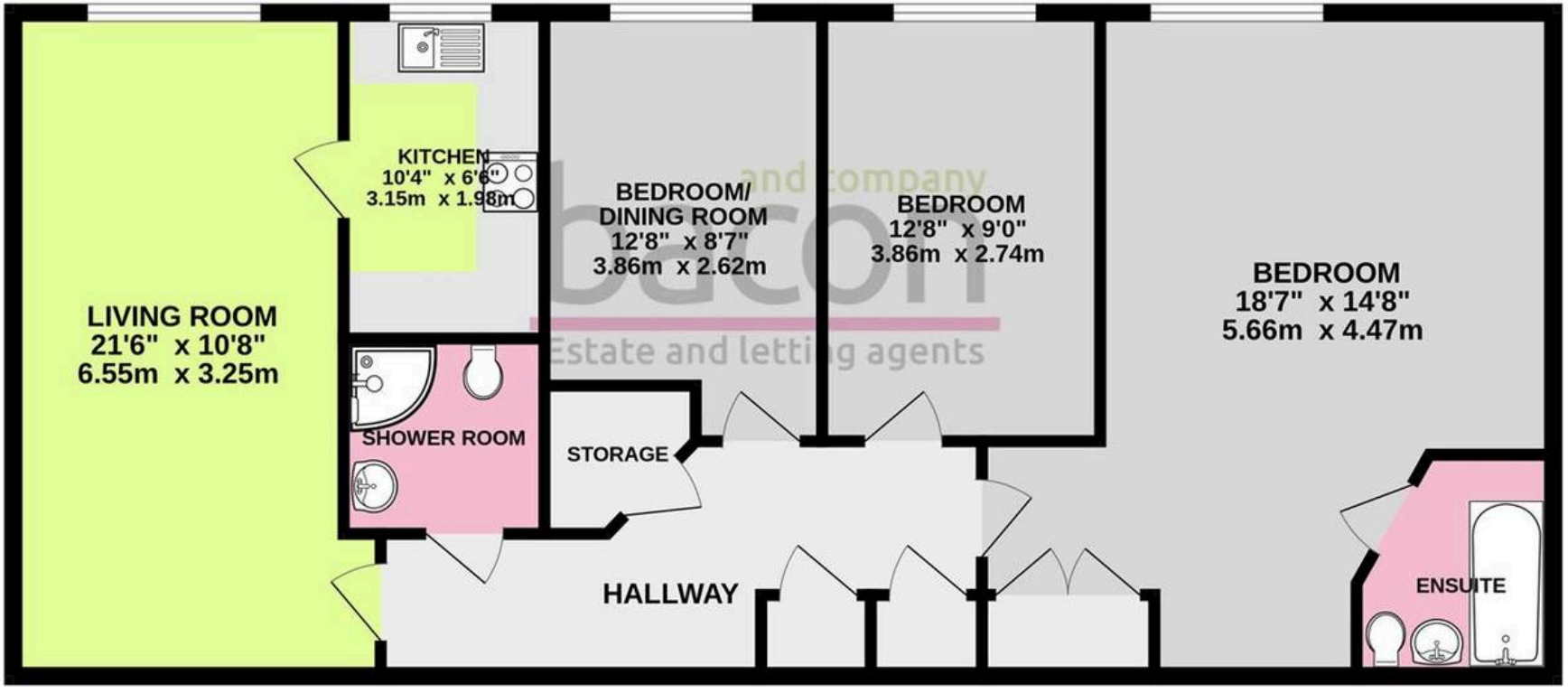








SECOND FLOOR



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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