



Wallace Court Wallace Avenue, Worthing, BN11 5QB
Offers In The Region Of £240,000

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Refurbished second floor two double bedroom apartment offering light, spacious and modern accommodation. The flat briefly comprises, communal entrance with security entry phone, stairs rising to the second floor, spacious entrance hall, South aspect living room with sun balcony, refitted kitchen, two double bedroom, refitted bathroom and separate Wc. Benefits include; high heat retention heaters, double glazing & new carpets. Externally there is a garage, communal gardens surrounding the development and residents unallocated parking to the front. Located in highly sought after West Worthing, local shopping facilities and bus services are conveniently located on Goring Road. The seafront promenade and West Worthing railway station can be found within one mile.

- Second Floor Flat
- Two Double Bedrooms
- Refurbished Throughout
- Garage
- Close To Local Shops
- Separate WC
- Low Yearly Outgoings
- CHAIN FREE





Communal Entrance Hall

Secure communal entrance door with phone entry system.

Stairs To Second Floor Landing

Private Front Door To;

Entrance Hall

4.04 x 3.18 (13'3" x 10'5")

Newly laid carpet. Pendant light. HHR heater. Cupboard space. Entry phone system. Airing cupboard housing hot water cylinder.

Lounge/Diner

5.16 x 3.71 (16'11" x 12'2")

Spacious South facing living room. Double glazed windows. Pendant light. Electric fire with surround. HHR heater. New carpet. Access to balcony via glazed door.

Private Balcony

South facing private balcony space with space for table and chairs.

Kitchen

2.72 x 3.07 (8'11" x 10'0")

Newly fitted kitchen. Range of matching base and wall mounted cabinets. Electric oven. Electric hob with extractor fan above. Sink incorporating drainer and c-spout mixer tap. Space for undercounter washing machine. Space for freestanding fridge/freezer. Additional fitted cupboard space. Double glazed window. Dome light.

Bedroom One

3.53 x 3.66 (11'6" x 12'0")

Large South facing double bedroom. Double glazed window overlooking the balcony. New carpet. Pendant light. HHR heater.

Bedroom Two

3.86 x 3.48 (12'7" x 11'5")

Double bedroom. HHR heater. Pendant light. New carpet. Double glazed windows. Built-in wardrobes.

Bathroom

Bath with dual function wall mounted shower above. Part tiled walls. Heated towel with storage below. Dome light. Obscure glass double glazed window.

Separate WC

Hard flooring. Dome light. Obscure glass double glazed window. Dual flush toilet.

Garage

Located in the garage compound to the rear of the property. Access via up & over door.

Required Information

Length of lease: 125

Annual service charge: £1644.16

Annual ground rent: £11

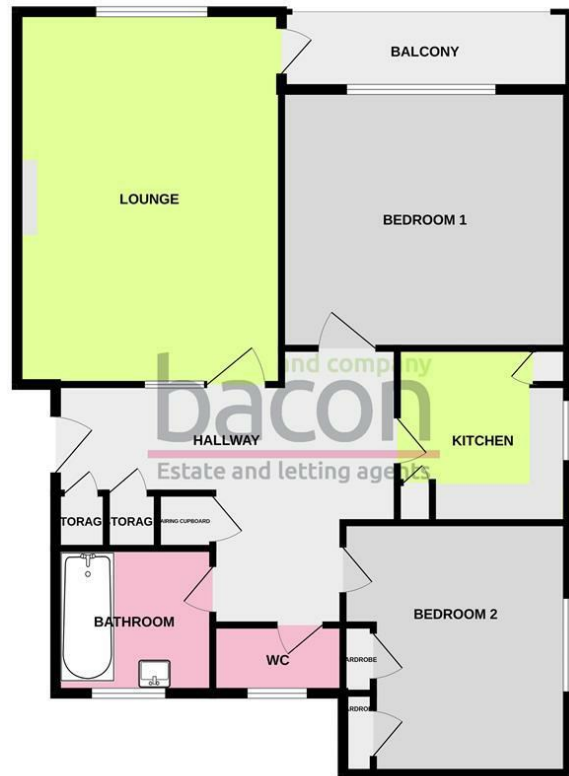
Council tax band: B

Draft 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 herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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
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	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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