



OFFERS IN THE REGION OF

**£259,000**

**Norwich Court, Pevensey Garden**

Worthing, BN11 5PG

## PROPERTY SUMMARY

\*\*\*LOW MAINTENANCE COST\*\*\*

We are delighted to bring to the market this spacious 2 bedroom first floor flat with walking distance of Worthing Seafront.

Upon entering, you will be greeted by a spacious reception room that invites natural light, creating a warm and welcoming atmosphere. The flat boasts a modern bathroom and a well-equipped kitchen, ensuring that all your daily needs are met with ease. The property has been thoughtfully updated with new windows, rewired electrics, and new radiators since the current owners bought the property, providing a contemporary living experience while retaining its character.

One of the standout features of this residence is the large fully boarded loft space, offering ample storage. The oak veneer doors add a touch of elegance throughout the home, enhancing its overall appeal.

Outside, residents can enjoy the expansive communal gardens, perfect for leisurely strolls or social gatherings with neighbours. The property also benefits from first-come, first-served parking. Additionally, a secure bike storage unit is available, catering to those who enjoy cycling along the picturesque Worthing seafront, which is just a short distance away.

2



1



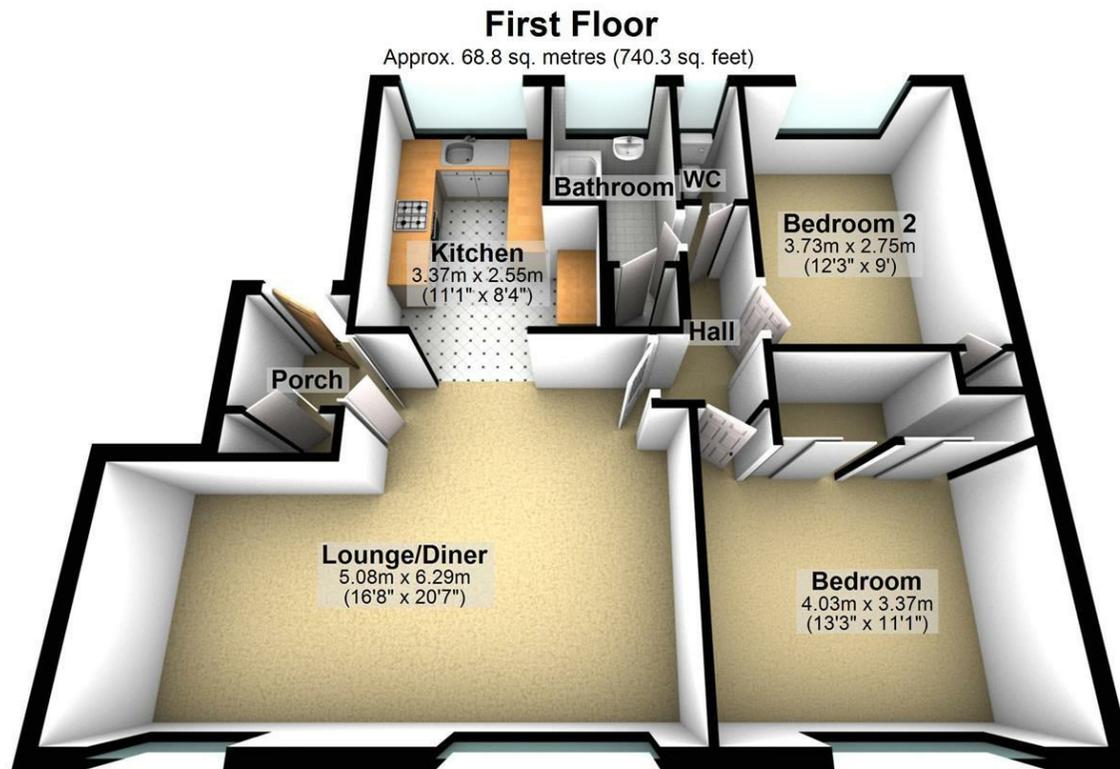
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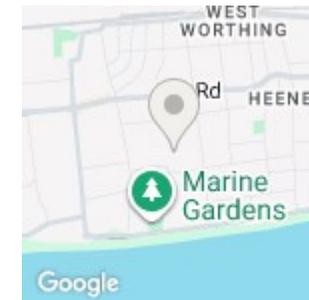
Total area: approx. 68.8 sq. metres (740.3 sq. feet)

LOCAL AUTHORITY

TENURE  
Leasehold

COUNCIL TAX BAND  
C

VIEWINGS  
By prior appointment only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	71
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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