



9, Wisborough Court Littlehampton Road, Worthing, BN13 1RG
Asking Price £210,000



A great opportunity to acquire this TWO BEDROOM first floor apartment with GARAGE. The apartment offers a SOUTH FACING living room with space to accommodate a dining table, kitchen with integrated appliances and space for additional white goods, two good sized double bedrooms and a bathroom. The apartment is conveniently located within walking distance of local amenities. The apartment also comes with a garage to the rear of the block.

- Large First Floor Flat
- Two Double Bedrooms
- Modern Finish Throughout
- New Carpets
- Generous Storage Throughout The Flat
- Garage In Compound
- South/West Facing
- Close To Local Shops & Bus Routes





Communal Entrance

Secure communal entrance with intercom system to all apartments. Stairs leading to first floor landing.

Private Front Door

Cupboard space next to front door housing meters.

Entrance Hall

Two large storage cupboards. Newly laid carpet. Levelled ceiling with pendant light. Radiator.

Living Room

6.06 x 3.27 (19'10" x 10'8")
South facing living room. Large double glazed window. Generous space for lounge furniture and dining room table. Newly laid carpet. Radiator. Pendant Light.

Kitchen

2.05 x 3.64 (6'8" x 11'11")
Range of base and wall mounted kitchen cabinets. Worktop incorporating breakfast bar. Integrated double oven. Integrated eye level microwave. Four burner gas hob with extractor fan above. Undercounter

space for a washing machine, fridge/freezer and slimline dishwasher, inset sink incorporating drainer and swan neck mixer tap. South facing double glazed window.

Bedroom One

3.74 x 3.06 (12'3" x 10'0")
Generous double bedroom with large fitted wardrobe providing ample storage. West facing double glazed window. Radiator. Redecorated.

Bedroom Two

3.46 x 2.46 (11'4" x 8'0")
Double bedroom with large fitted wardrobe. Radiator. South facing double glazed window.

Bathroom

Fully tiled bathroom. Bath with riser rail shower over. Close coupled Wc. Wash hand basin with mixer tap. Extractor fan. Towel rail.

Garage

Brick built garage located to the rear of the building. Access via up and over door.

Required Information

Length of lease: Approximately 123 years remaining

Recognising the current service charge, the sellers are willing to make a contribution subject to the agreed sale price. Please contact us for further details

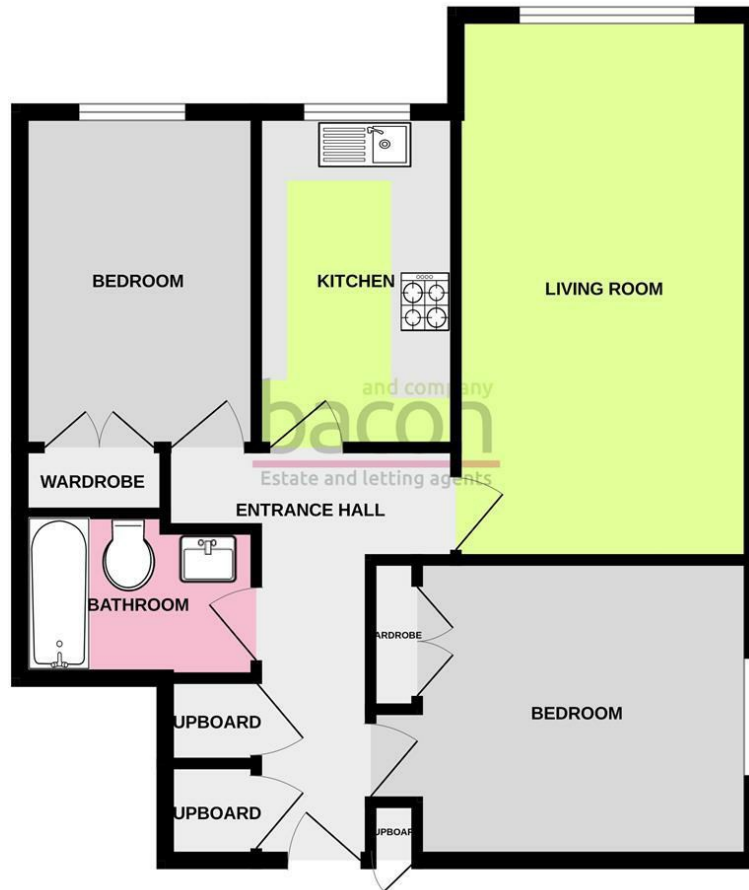
Flat 9 Service Charge £1544.04pa
Flat 9 Reserve Fund Charge £2040.76 planned for roof works under S20. The final payment for the roof works will be covered under the building insurance.
Flat 9 Ground Rent £270.00pa

Garage Service Charge £200.62pa
Flat 9 Reserve Fund Charge £125.00pa
Garage Ground Rent £34.00pa

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	68
(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



baconandco.co.uk

72 Goring Road, Goring-by-sea, Worthing, West Sussex, BN12 4AB

01903 520002

goring@baconandco.co.uk

Bacon & Co (Worthing) Limited (No. 04721313) and Bacon Micawber Lettings Limited (No. 07466778) trading as Bacon and Company Registered in England and Wales. Registered office: c/o Galloways Accounting, The Mill Building, 31-35 Chatsworth Road, Worthing, England. BN11 1LY.