



Sunningdale Court Jupps Lane, Worthing, BN12 4TU
Asking Price £185,000



We are pleased to offer this well presented, first floor, two bedroom property for sale. Close to local shops and mainline train station, this property is ideally located. Communal entrance and staircase to first floor. Spacious hallway with plenty of storage. Kitchen with matching range of units. Larder cupboard. Space for washing machine and fridge/freezer. Large living room with access to private balcony. Two double bedrooms. Fully tiled bathroom with matching bath with shower over and vanity unit with cupboards. Attractive communal gardens. Plenty of unallocated car parking spaces for residents and visitors. Chain Free.

- Two Double Bedrooms
- Private Balcony
- Bathroom
- Chain Free
- Popular Goring-By-Sea Location
- Kitchen
- Newly Decorated
- Viewing Highly Recommended



Hallway

Carpeted throughout. Electric radiator. Door providing access to storage cupboard housing hot water cylinder.

Living Room

5.1 x 3.8 (16'8" x 12'5")

Carpeted throughout. Two electric radiators. Two double glazed windows. Double glazed door providing access to private balcony.

Kitchen

3.4 x 2.4 (11'1" x 7'10")

Roll work surfaces. A range of matching wall and base units. Half tiled walls. Inset stainless steel sink with drainer. Double glazed window. Electric heater. Door providing access to storage cupboard.



Bedroom One

3.7 x 3.2 (12'1" x 10'5")

Carpeted throughout. Electric radiator. Double glazed window.

Bedroom Two

3.4 x 2.7 (11'1" x 8'10")

Carpeted throughout. Electric radiator. Double glazed window.

Bathroom/Wc

Half tiled walls. Low level Wc with matching wash hand basin. Panelled bath with shoer attachment above. Frosted double glazed window.

Required Information

Length of lease: 169

Annual service charge: £1700

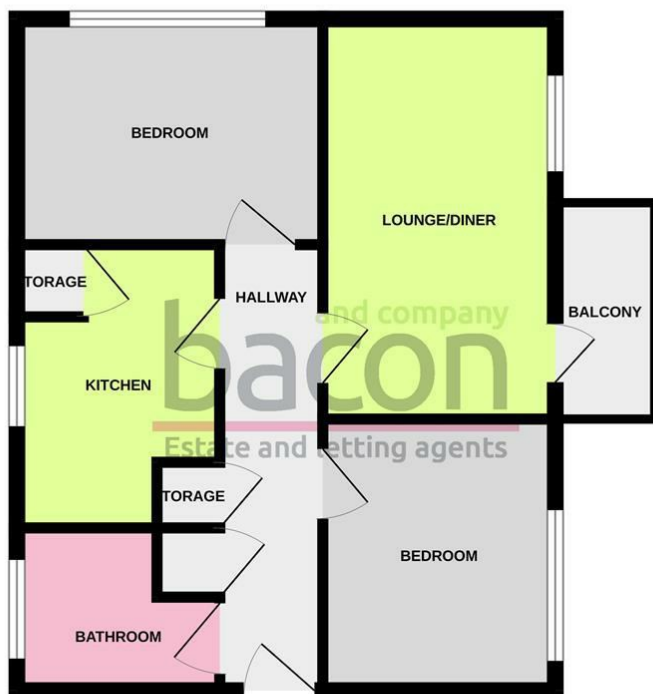
Annual ground rent: £120

Draft version:1



Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.

GROUND 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	78
(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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