



11 Helen Court, Mill Road, Worthing, BN11 5DZ

Asking Price £175,000



Popular purpose built top floor flat with garage close to the excellent local shopping thoroughfare at Goring Road with bus services and mainline railway stations close by. The accommodation briefly comprises; entrance hall, double aspect south and west facing lounge with Juliet balcony, double bedroom with built in wardrobes, modern fitted kitchen and bathroom/wc. The apartment also benefits from double glazed windows, night storage heating and security entry phone. Externally there is a brick built garage and delightful communal gardens surround the development.

- Close To Local Shops
- Top Floor Flat
- Double Aspect Sunny Lounge
- Juliet Balcony
- Double Bedroom
- Modern Kitchen
- Modern Bathroom/wc
- Garage
- Remainder Of A 999 Year Lease





Security entryphone. Double glazed front door leading to communal entrance hall with stairs leading up to :

### Entrance Hall

2.64m x 1.60m (8'7" x 5'2")

Wall mounted entry phone. Access to storage cupboard. Carpet. Electric heater. Pendant light.

### Lounge/Diner

4.27m x 2.97m (14 x 9'9)

14ft double aspect room. Double glazed windows with Juliet balcony. Electric heater. Carpet. Pendant light. Opening to;

### Kitchen

3.10m x 1.62m (10'2" x 5'3")

Roll edge worktops incorporating stainless

steel sink and drainer with mixer tap above. Range of base and wall mounted cupboards. Space for freestanding white goods. Double glazed window. Part tiled walls. Pendant light.

### Double Bedroom

3.89m x 2.92m (12'9 x 9'7)

Spacious double bedroom with built in wardrobe. Double glazed window. Recessed airing cupboard housing hot water tank with immersion.

### Bathroom

2.99m x 1.62m (9'9" x 5'3")

Part tiled. White modern bathroom suite comprising panelled bath. Low level wc. Pedestal wash hand basin. Double glazed window.

### Garage

Up and over door. Located in compound.

### Parking

Unallocated parking for residents and visitors.

### Required Information

Length of lease: Remainder of a 999 year lease

Annual service charge: £1,495

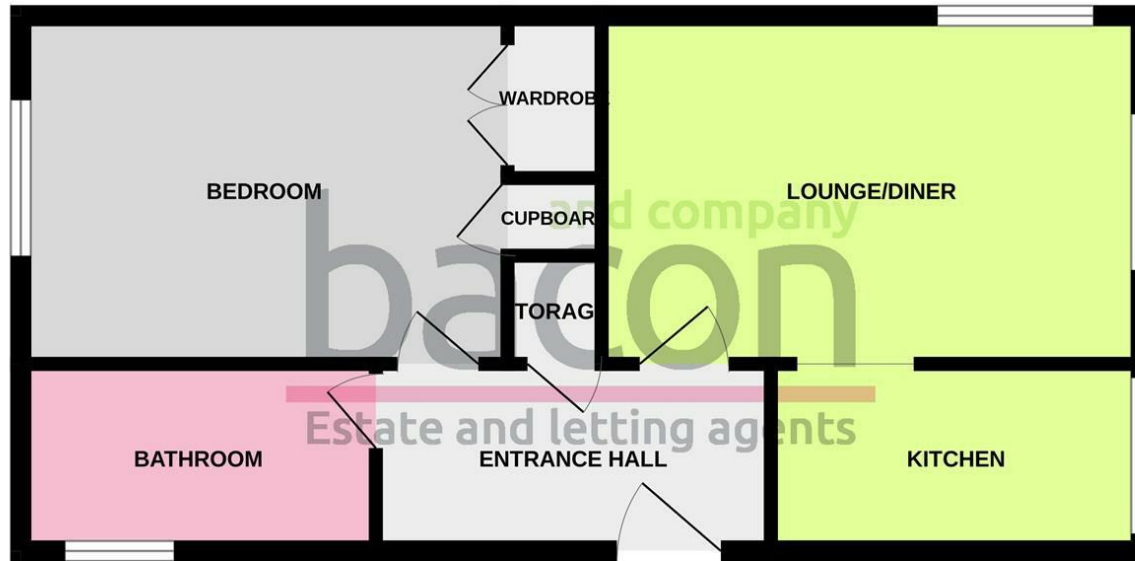
Annual ground rent: £17

Council tax band: A

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



## TOP FLOOR FLAT



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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | 77        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            | 42                      |           |
| (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 |           |

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

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