



Devonshire Lodge Brooklyn Avenue, Worthing, BN11 5QN
Guide Price £225,000



A two bedroom first floor purpose built flat situated within a highly sought after road and catchment area, just a short walk to local shops and Worthing seafront. The accommodation consists of a communal hallway, reception hall, lounge/dining room, kitchen, two double bedrooms, bathroom/w.c, communal grounds, non allocated parking and garage in compound.

- Two Bedroom Purpose Built Flat
- Sought After Location
- Double Glazed Windows
- Electric Heating
- Fitted Kitchen & Bathroom
- Long Lease
- Garage
- No Onward Chain





Communal Hallway

Accessed via glazed communal doors with a security entryphone system. Staircase to first floor landing and private door to flat.

Reception Hall

Built in storage cupboard. Built in airing cupboard. Electric heater. Parquet wood flooring. Entryphone. Levelled ceiling. Doors to all rooms.

Lounge

4.85m x 3.73m (15'11 x 12'3)
East aspect via double glazed windows. Electric heater. Two wall light points. Parquet wood flooring. Space for dining table and chairs. Levelled and coved ceiling.

Kitchen

2.51m x 1.80m (8'3 x 5'11)
Fitted suite comprising of a single drainer sink unit having mixer taps and with storage cupboard and space for washing machine below. Areas of roll top work surfaces offering additional drawers and cupboards

below. Matching shelved wall units. Four ring hob. Fitted oven and grill. Space for upright fridge/freezer. Part tiled walls. Wood effect vinyl flooring. Levelled ceiling. West aspect double glazed window.

Bedroom One

4.88m x 3.43m (16'0 x 11'3)
East aspect via double glazed windows. Range of fitted bedroom wardrobes and matching storage cupboards. Electric heater. Levelled ceiling.

Bedroom Two

3.48m x 2.29m (11'5 x 7'6)
West aspect via double glazed windows. Electric heater. Levelled ceiling.

Bathroom/W.C

2.01m x 1.80m (6'7 x 5'11)
Fitted suite comprising of a panelled bath with mixer taps and having shower head and shower attachment over. Wash hand basin with mixer taps and storage cupboard below. Push button w.c. Ladder design

radiator. Tile effect vinyl flooring. Levelled ceiling. Obscure glass double glazed window.

Communal Grounds

Communal grounds and gardens to the front and rear of the development.

Parking

Non allocated residents and visitor parking spaces.

Garage

Garage number 4 in compound within the development grounds.

Lease & Maintenance

Lease: 172 years remaining

Ground Rent: £100 per annum

Maintenance: £2107.49 per annum

**In addition to the maintenance, the residents are also paying an additional £1000 a year to put towards a reserve fund for future works.

Council Tax

Council Tax Band B



FIRST 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		80
(55-68) D	66	
(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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