



**Burleigh Court Western Place, Worthing, BN11 3LU**  
Asking Price £125,000

**bacon** and company  
Estate and letting agents



We are delighted to bring to the market this first floor retirement apartment situated in the heart of Worthing Town Centre being close to shops and a few hundred yards off the seafront with promenade. Briefly the accommodation comprises of: Entrance hall, lounge, modern fitted kitchen, large double bedroom with wardrobes and bathroom/WC. Other benefits include: security entry phone and emergency pull cord system. Other facilities are: House manager, communal lounge with kitchen, laundry room and guest suite. CHAIN FREE. Externally there are communal gardens which also feature a roof garden. Non allocated parking

- Chain Free
- Double Bedroom
- Residents Parking
- Seafront Location
- Pull Down Cord
- House Manger On Site
- Double Glazed
- Viewing Highly Recommended





### Entrance Hall

Carpeted throughout. Wall mounted storage heater. Door providing access for storage cupboard housing water cylinder. Further double storage cupboard.

### Living Room

5.7 x 4.2 (18'8" x 13'9")

Carpeted throughout. Wall mounted storage heater. Three double glazed window.

### Kitchen

2.7 x 2.4 (8'10" x 7'10")

A fitted kitchen briefly comprising; roll edge work surfaces. A range of matching wall and base units. Part tiled walls. Inset stainless steel sink with drainer. Built in oven with electric four ring hob. Space for further appliances. Spotlights.



### Bedroom

4.7 x 3.2 (15'5" x 10'6")

Carpeted throughout. Wall mounted electric heater. Two double glazed windows. Sliding doors providing access to large built in wardrobe. Pull down cord.

### Bathroom

Well presented shower room briefly comprising; low level Wc with matching wash hand basin. A toner shower unit with glass sliding doors. Spotlights. Wall mounted heated towel rail. Extractor fan. Pull down cord.

### Communal Facilities & Features

This development has an on site house manager, communal lounge with kitchen, laundry room, visitors guest suite, residents parking and communal gardens.

### Required Information



Length of lease: 85 years remaining

Annual service charge: £2,941.53

Annual ground rent: £220

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.



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 here have not been tested and no guarantee as to their operation or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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



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