



**Llandaff Court, Downview Road, Worthing, BN11**  
**£190,000**





**Property Type:** Flat

**Bedrooms:** 1

**Bathrooms:** 1

**Receptions:** 1

**Council Tax Band:** A

- Top Floor Purpose Built Flat
- One Bedroom
- West Facing Lounge
- Modern Kitchen
- Modern Bathroom
- Allocated Car Port
- West Facing Balcony
- Long Lease
- Close To West Worthing Railway Station & Bus Routes
- CHAIN FREE

We are pleased to offer to the market this well-presented, top-floor purpose-built flat. The property comprises a double bedroom, a bright west-facing lounge with access to a west-facing balcony, a modern fitted kitchen, and a contemporary bathroom. Additional benefits include an allocated designated carport, a long lease, and the advantage of being offered chain-free.







## INTERNAL

A communal entrance with a security entry phone system provides access to the building, with stairs leading to the top floor. The flat's front door opens into a welcoming entrance hall, offering access to all rooms and a useful storage cupboard. The property features a modern kitchen fitted with a built-in oven, integrated fridge/freezer, sink with drainer, space for a washing machine, and ample storage. The west-facing lounge is bright and inviting, benefiting from a door that opens directly onto the balcony. The bedroom includes built-in storage and an airing cupboard, while the contemporary bathroom is finished with fully tiled walls and comprises a bath with shower over and glass screen, wash hand basin, and WC.

## EXTERNAL

The property offers a west facing balcony with views over the communal gardens. The property also features an allocated car port.

## SITUATED

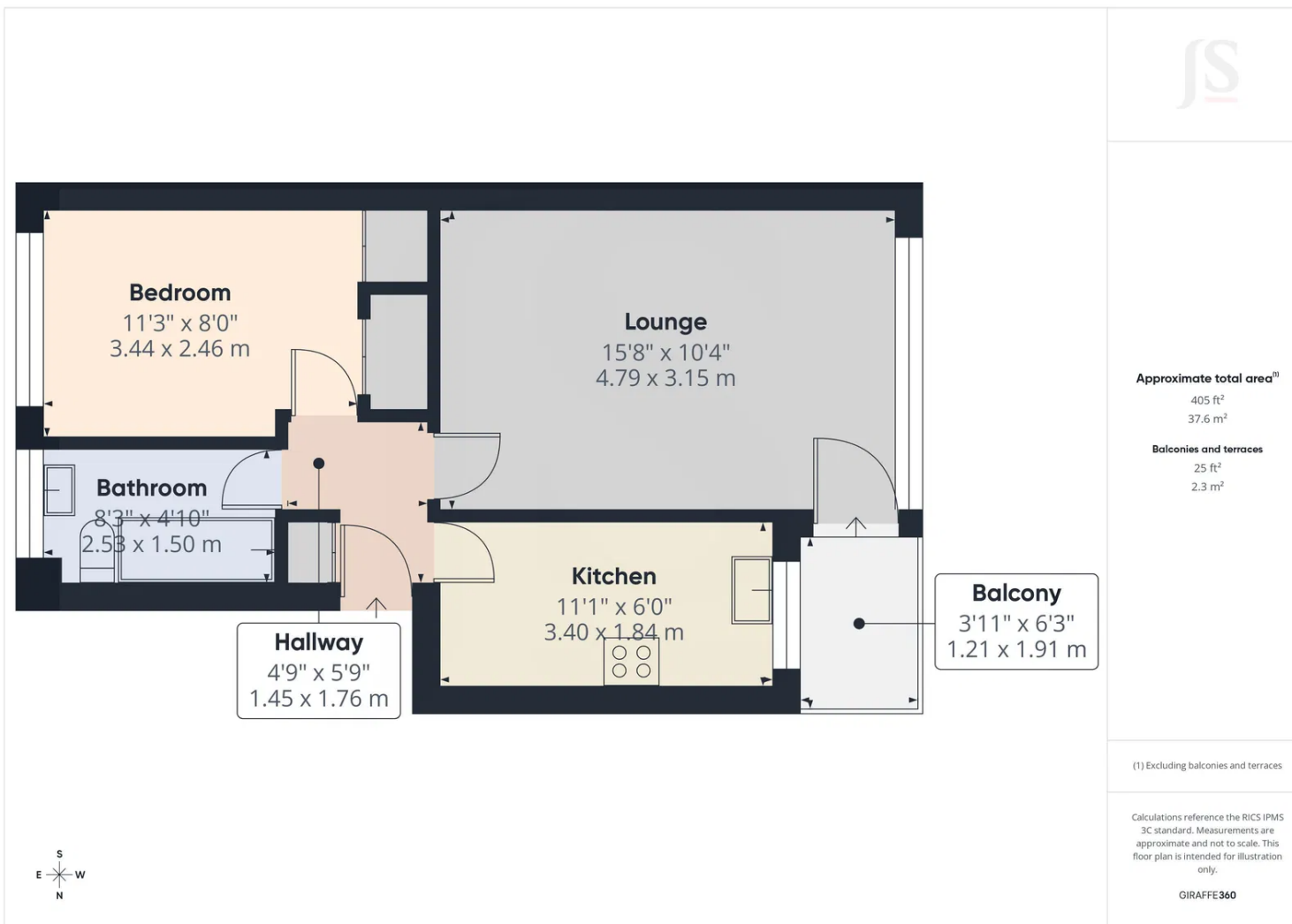
The popular Llandaff Court development is situated just off Downview Road and is ideally positioned approximately 0.3 miles from West Worthing railway station. Bus stops are conveniently located along nearby Mill Road, while a range of local shops, banks, and eateries can be found on West Worthing high street, around 0.5 miles away. Worthing town centre, offering a comprehensive selection of shops, restaurants, and theatres, is located approximately 1 mile away.

## TENURE

Lease: 936 Years remaining.  
Service Charge: £1250 per annum  
Ground Rent: £50 per annum







**Approximate total area<sup>m</sup>**  
405 ft<sup>2</sup>  
37.6 m<sup>2</sup>

**Balconies and terraces**  
25 ft<sup>2</sup>  
2.3 m<sup>2</sup>



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>		75
(55-68) <b>D</b>		
(39-54) <b>E</b>	39	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Whilst we endeavour to make out properties particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.