



**Wimborne Court, Brooklyn Avenue, Worthing, BN11**

**£260,000**



**Property Type:** Flat

**Bedrooms:** 2

**Bathrooms:** 1

**Receptions:** 1

**Council Tax Band:** B

- First Floor Flat
- Two Double Bedrooms
- Dual Aspect Lounge/ Dining Room
- Re-fitted kitchen
- Bathroom
- West Facing Balcony
- Close To Local Shops
- Lockable Storage Room & Cupboard with Power
- Worthing Seafront Nearby
- Bus Routes On Goring Road

We are delighted to present this well presented, first floor apartment to the market. The property features two double bedrooms, bright dual aspect lounge/dining room with access to a west facing balcony, modern re-fitted kitchen and a bathroom. Further benefits include a garage located to the rear of the development. Ideally situated within easy reach of local shopping facilities, transport links and the seafront.





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### **INTERNAL**

A communal entrance with a secure entry phone system provides access to the building, with stairs rising to the first floor. Private front door to the apartment, along with a useful lockable storage cupboard and separate storage room which benefits from light and power just outside the flat front door. The front door opens into a welcoming entrance hall, which offers access to two storage cupboards, an airing cupboard and all rooms. The re fitted kitchen is bright and spacious, featuring a range of modern wall and base units, an integrated oven, electric hob with extractor hood, sink with drainer, breakfast bar, space and plumbing for a washing machine and dishwasher, space for a fridge/freezer and dual aspect windows that fill the room with natural light. The dual aspect lounge/dining room is a generous living space with a door opening onto the west facing balcony, providing an ideal spot to enjoy the afternoon and evening sun. There are two well proportioned double bedrooms, with bedroom one benefiting from fitted wardrobes. The bathroom is fitted with a bath, mixer taps, shower over, wash hand basin, WC and a heated electric towel rail.

### **EXTERNAL**

The property benefits from a west-facing balcony, offering enough space for a small table and chairs, making it the perfect spot to enjoy the afternoon and evening sun. There is also a garage, numbered 8, located to the rear of the development. In addition, residents have the use of non-allocated parking situated to the front of the development.

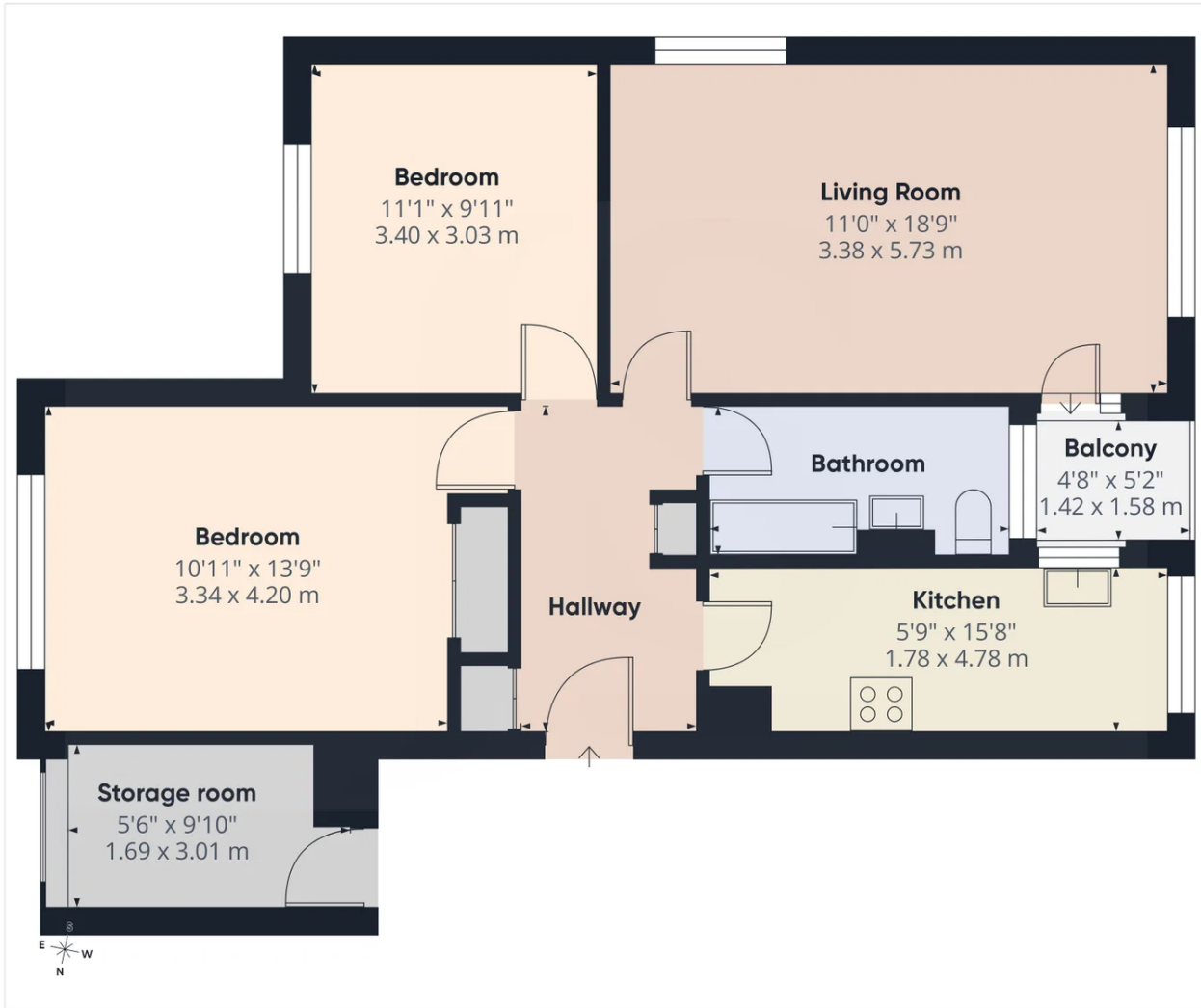
### **SITUATED**

Situated on the popular Brooklyn Avenue, the property is ideally located within easy reach of Goring Road's excellent range of local amenities, including independent shops, cafés, convenience stores and everyday essentials. Worthing seafront is approximately 0.5 miles away, offering beautiful coastal walks, while West Worthing railway station is around 0.8 miles from the property, providing convenient transport links. Worthing town centre, with its wide selection of shops, restaurants, theatres and leisure facilities, is approximately 1.3 miles away.

### **TENURE**

Lease: Approx. 127 years remaining  
Service Charge: £3,588 pa (to include garage maintenance fee and reserve fund).  
Ground Rent: Peppercorn





**Approximate total area<sup>m</sup>**

753 ft<sup>2</sup>  
70.1 m<sup>2</sup>

**Balconies and terraces**

24 ft<sup>2</sup>  
2.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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>	74	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(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	

Whilst we endeavour to make our 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.