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- GROUND FLOOR APARTMENT
- PRIVATE ENTRANCE
- COMMUNAL GARDENS WITH VIEWS
- ALLOCATED PARKING SPACE
- MAINTENANCE £341.25 EVERY 6 MONTHS
- LEASE APPROX 138 YEARS



**Floral Dene Court Wantley Road**  
Worthing BN14 0BA

**£177,500**

This ground floor apartment is situated in the desirable location of Findon Valley, close to local amenities and excellent transportation links. Accommodation comprises an entrance lobby, lounge, kitchen, a double bedroom with triple fitted wardrobes and a shower room. Outside you have an allocated parking space to the rear and ample visitor parking to the front as well as communal gardens. Viewings are strongly recommended to appreciate it fully.

**Entrance Hall** 4' 1" x 3' 3" (1.24m x 0.99m)

Double glazed front door

**Lounge** 12' 2" x 10' 1" (3.71m x 3.07m)

Double glazed window to the front. Electric wall mounted heater. Storage cupboard.

**Kitchen** 7' 5" x 6' 5" (2.26m x 1.95m)

Double glazed window to the side. Roll edge worktops with inset single bowl, single drainer sink unit with mixer tap. Range of base units and drawers with matching wall mounted cupboards. Four ring hob with extractor unit above. Fitted oven with space for microwave over. Spaces for both a fridge and freezer. Space and plumbing for a washing machine.

**Bedroom** 12' 0" to wardrobe front x 9' 0" (3.65m x 2.74m)

Double glazed door giving access to the rear communal gardens. Double glazed window to the rear. Fitted triple wardrobe with hanging rails and drawers. Wall mounted electric heater. Storage cupboard.

**Bathroom** 6' 8" x 5' 0" (2.03m x 1.52m)

Tiled room with corner shower cubicle and wall mounted shower unit. Wash hand basin with vanity cupboard and drawers below. Low level WC. Electric heated towel rail.

**Outside Storage Cupboard**

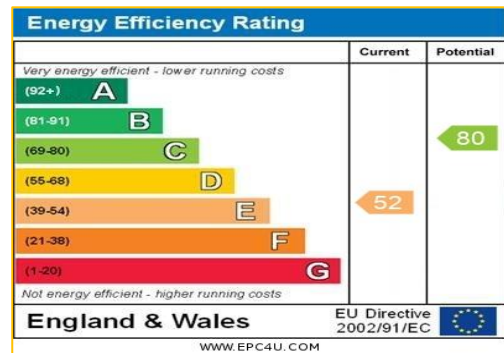
Secure, lockable storage cupboard.

**Allocated Parking**

Allocated parking space to the rear of the property.

**Communal Gardens**

To the front and rear. Mainly laid to lawn.



**traditional values** modern thinking

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