



Wyvern Court, West Street, Worthing, BN11 3HD
£185,000



Property Type: Flat

Bedrooms: 1

Bathrooms: 1

Receptions: 1

Tenure: Share of Freehold

Council Tax Band: A

- Ground Floor Apartment
- One Double Bedroom
- Contemporary Bathroom Suite
- West Facing Living/Dining Room
- Ideal First Time Buy Or Investment
- Fitted Kitchen
- Allocated Parking Space
- Close To Local Shops, Amenities & Worthing Train Station
- Long Lease & Low Outgoings
- No Ongoing Chain

We are delighted to offer for sale this well maintained ground floor apartment, situated in the heart of Worthing town centre close to local shops, amenities and mainline train station. The property boasts one double bedroom, west facing living/dining room, fitted kitchen, contemporary bathroom suite, allocated parking space and sold with no ongoing chain.



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Internal The entry phone system opens into the well maintained communal areas, giving access to the apartments private front door and a door to the rear leading out to the car park. The bay fronted living/dining room measures a generous 12'11" x 11'0" and boasts from west facing views. If cleverly arranged, this room can fit both living and dining room furniture and provides access to the kitchen. The kitchen has been fitted with an array of wall and floor mounted units, with space and provisions for multiple white goods. The bedroom measures 11'3" x 9'5" and can comfortably fit a large double bed alongside various other free standing furniture. The bathroom has been fitted with a three piece contemporary suite including a bath with shower overhead, toilet and hand wash basin.

External This well maintained, purpose-built apartment building benefits from a secure entry telephone system and a gated off road allocated parking space to the rear of the property, essential in this Worthing town centre location.

Situated Situated in the heart of Worthing town centre allowing easy access to wide range of shops, pubs, restaurants and leisure facilities. Worthing seafront promenade can be found approximately 100 metres from the property, the perfect place to enjoy some fish and chips or an ice cream by the sea. Worthing Mainline train station is approximately 0.6 miles away and offers links to both London and Brighton. Bus services run nearby.

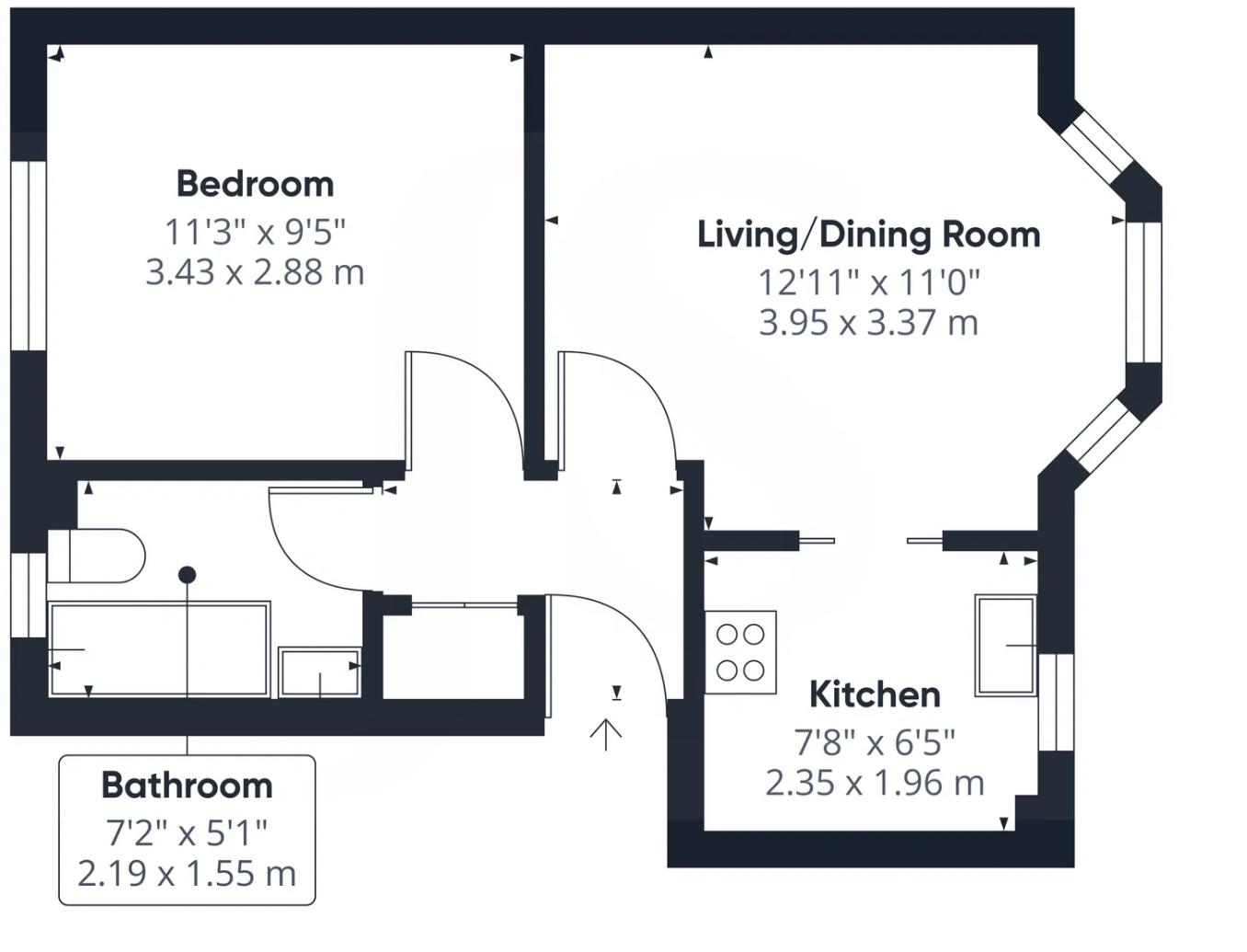
Tenure Share of Freehold

Lease Length 213 Years Remaining

Maintenance £1000 Per Annum

Council Tax Band A





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 purpose 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		76
(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	