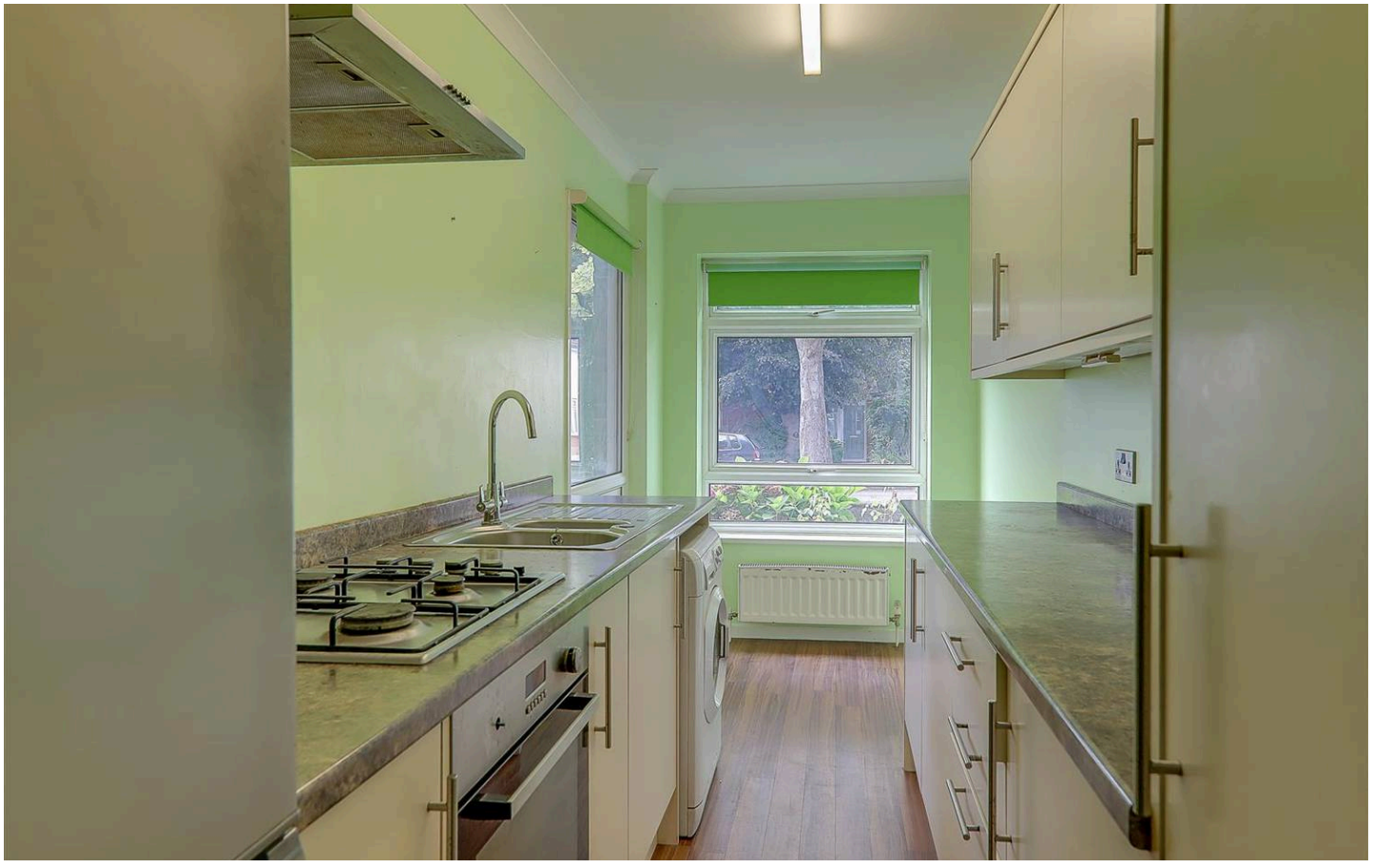


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Flat 1, Wimborne Court Brooklyn Avenue, Worthing - BN11 5QW

£200,000







Flat 1

Wimborne Court Brooklyn Avenue, Worthing

A well presented two double bedroom ground floor flat in the popular Goring location. Accommodation briefly comprises; communal entrance, private door, hallway, kitchen, one double bedroom with a fitted wardrobe, second double bedroom and bathroom. Benefits include double glazed windows, storage room and garage. The home is ideally located with shops and bus routes. Viewing highly recommended to appreciate the overall condition of the home.
Council Tax band: B

Tenure: Leasehold

- Chain Free
- Two Bedrooms
- Ground Floor Flat
- Enclosed Patio Terrace
- Kitchen Breakfast Room
- West Worthing
- 18ft Living Room
- Garage

Entrance Hall
Floorboards throughout. Radiator. Phone entry system. Access to 3 storage cupboards.

Living room
Carpeted throughout. Two radiators. Two double glazed window. Obscure double glazed door leading to;

Kitchen/Breakfast Room
Floorboards throughout. A fitted kitchen briefly comprising; roll edge work surfaces. A range of matching wall and base units, integrated four ring gas hob, oven and extractor hood. Inset stainless steel sink with drainer. Space for various appliances. Two double glazed windows. Radiator.

Bedroom One
Carpeted throughout. Radiator. Double glazed window. Built in double wardrobe.

Bedroom Two
Carpeted throughout. Radiator. Double glazed window. Built in single cupboard housing combination boiler.

Bathroom
Half tiled walls. Low level Wc. Matching wash hand basin. Panelled bath with shower attachment above. Frosted double glazed window. Wall mounted heated towel rail.





Communal Area

Further private store cupboard.

Required Information

Length of lease: 127 years remaining Annual service charge: £1987.78 Annual reserve fund: £1666.66 Annual ground rent: Peppercorn Annual Garage Service Charge: £151.66 Annual Garage Reserve Fund: £333.34 Managing Agent: Chanctonbury Estates 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.

BALCONY

Tiled flooring. West aspect.

GARAGE

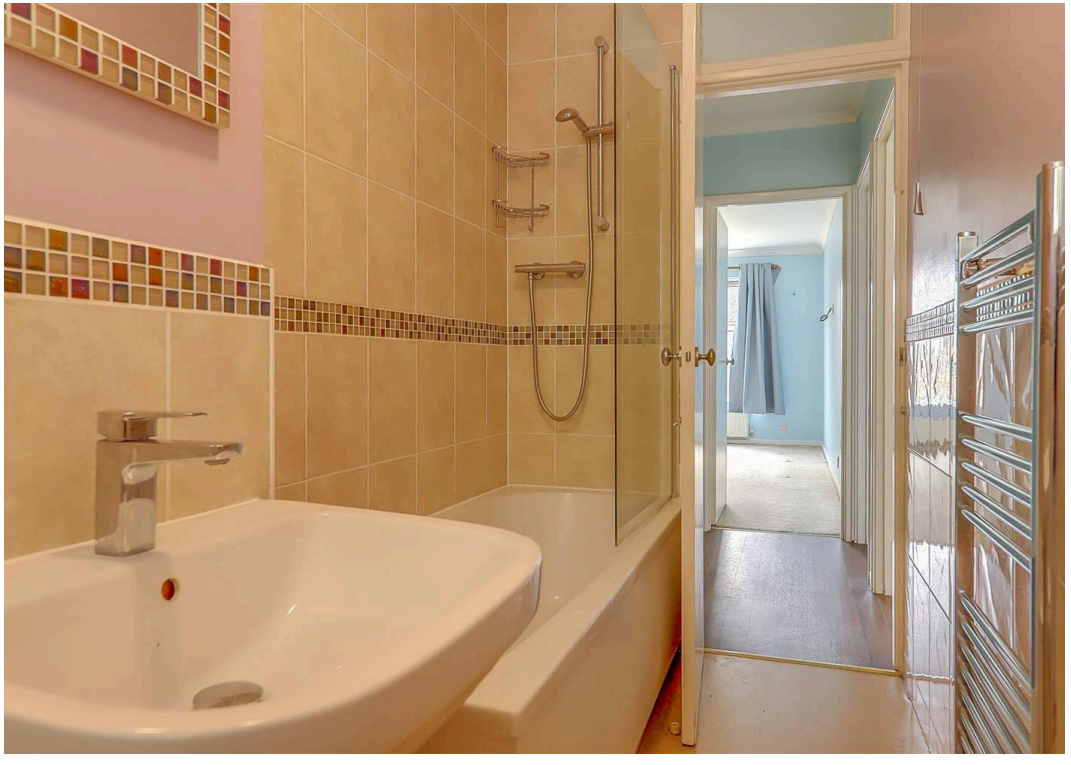
Single Garage

Located in rear compound.



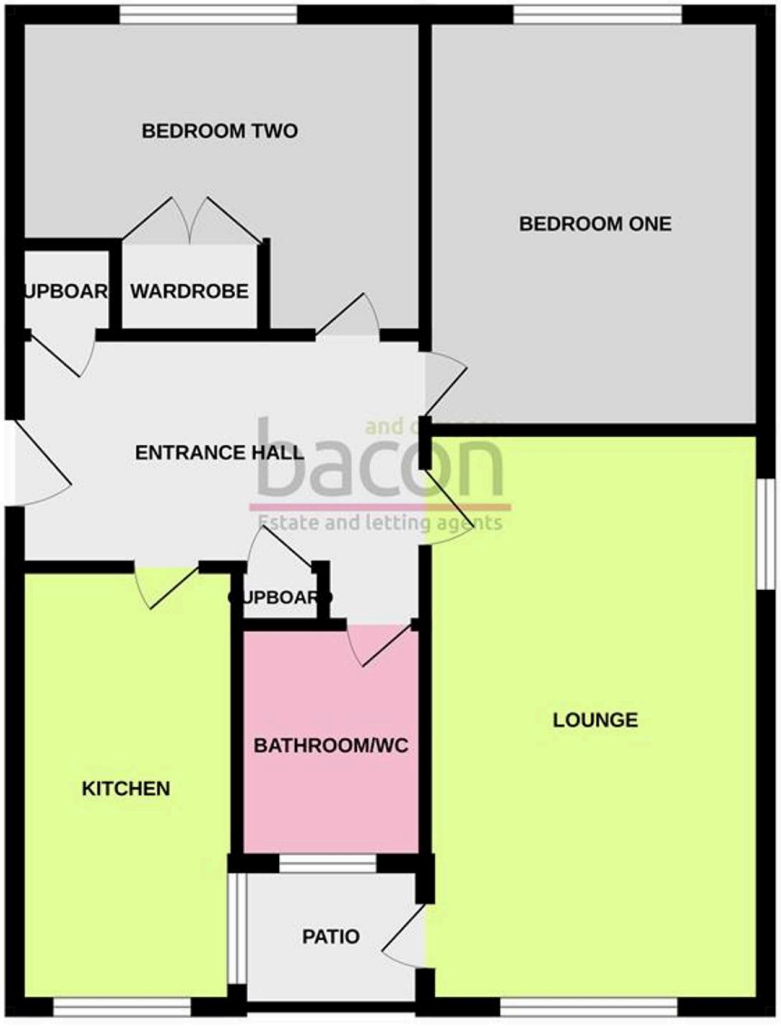






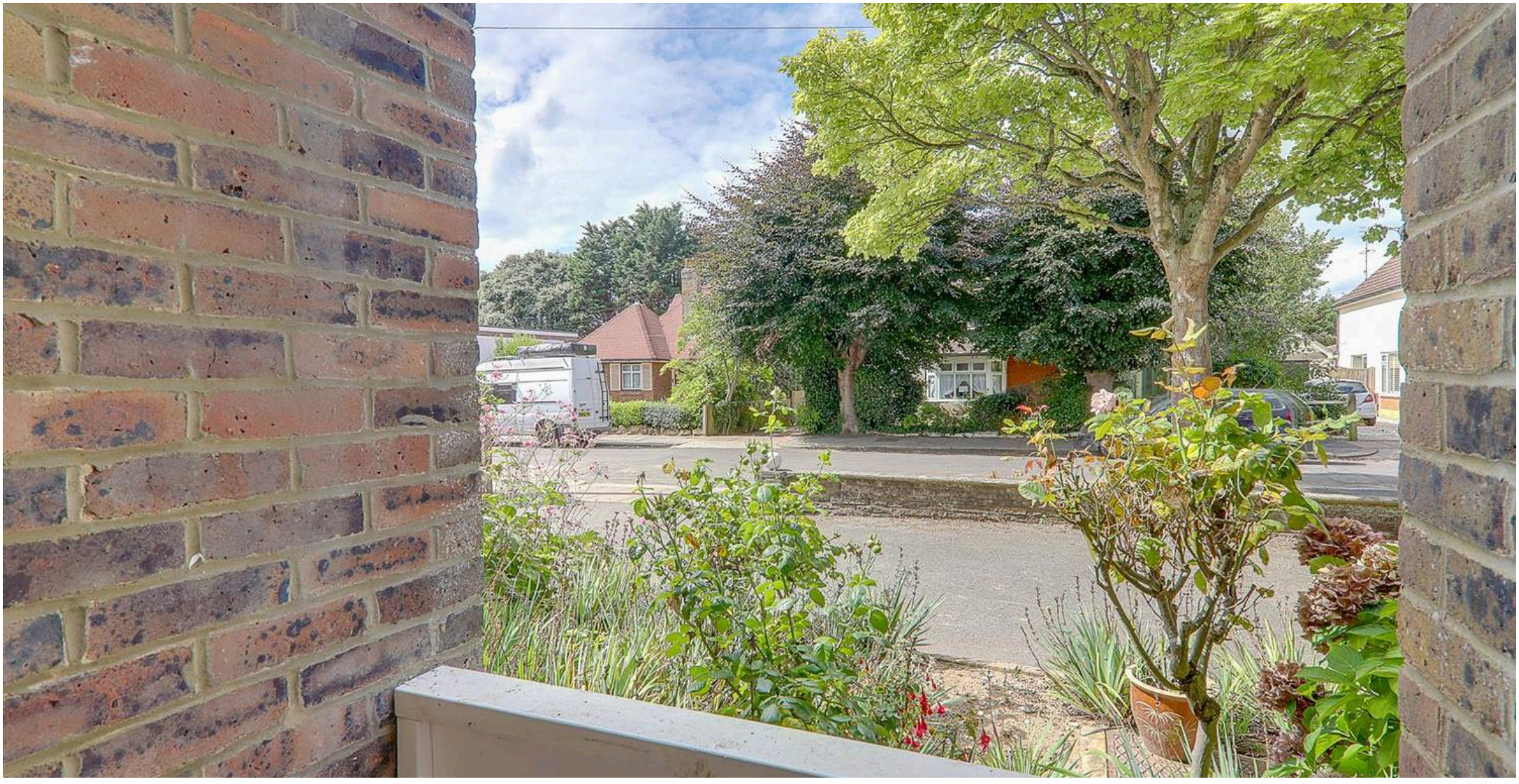


GROUND FLOOR



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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 have not been tested and no guarantee as to their operability or efficiency can be given.
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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 confirm their condition or working order. These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy. Should you have an offer accepted on this property, you will be required to complete an identification check in line with Anti Money Laundering Regulations. This is a legal requirement. The cost is £30 inc VAT per purchaser, payable in advance once an offer has been accepted and prior to the sales memorandum being issued. The fee is non refundable.