



6 Becket Court Rectory Road, Worthing, BN14 7PQ
Guide Price £170,000



A purpose built one double bedroom flat with private balcony and garage. Briefly the accommodation comprises: entrance hall, lounge/diner, balcony, kitchen, bedroom and bathroom/wc. Externally to the rear of the building there is a garage. The property is within close proximity to local shops, amenities and local transport connections. West Worthing mainline railway is located within 0.9 miles of the property and access to the A27 and A24 within a five minute drive. CHAIN FREE.

- CHAIN FREE
- Purpose Built
- First Floor
- Private Balcony
- Garage
- Lounge/Diner
- Kitchen
- Bathroom/wc
- 934 Year Lease





Communal Entrance

Secure door and hallway with stairs to:

First Floor

Private door to:

Entrance Hall

Telephone entry system. Central heating thermostat. Recessed storage cupboard. Radiator.

Lounge/Diner

4.57m x 3.45m (15' x 11'4)
Double glazed window. Two radiators. Wall lighting. Double glazed door leading to.

Private Balcony

Space for small set of table and chair chairs.

Kitchen

3.40m x 1.98m (11'2 x 6'6)
Roll edge worksurface having inset single drainer stainless steel sink with mixer tap and draining board. Four ringing electric hob. Fitted oven. Space and plumbing for washing machine. Space for tall fridge freezer. Recessed shelved larder cupboard. Matching range of cupboard, drawers and eyelevel wall units. Double glazed window. Breakfast bar. Wall mounted combination boiler supplying gas central heating and hot water.

Bedroom

3.18m x 2.44m (10'5 x 8)
Double glazed window. Radiator.

Bathroom/wc

White suite comprising panelled bath with taps.

Electric 'Mira' shower. Close coupled WC. Pedestal wash hand basin. Radiator. Double glazed window. Part tiled walls.

Garage

Up and over door. Brick built

Lease Information and Council Tax Band

Length of lease: 934 years remaining
Annual service charge: £1,752.68 per annum
Service charge review period: TBC by vendor
Annual ground rent: £13.00 per annum
Ground rent review period:

Council tax band: Band A

Draft version: 1

Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.

FIRST FLOOR
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA - 474 sq.ft. (44.0 sq.m.) approx.
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 misstatement. 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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



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