



24 Manor View Court Sompting Avenue, Worthing, BN14 8HR
Asking Price £235,000

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Two bedroom purpose built first floor apartment with own street entrance and garage. Situated in this popular area being close to the excellent Broadwater shopping thoroughfare. The accommodation briefly comprises: entrance hall, lounge/diner, kitchen/breakfast room, two double bedrooms and bathroom/wc. The property benefits from gas fired central heating, double glazed windows and will have a new 125 year lease on completion is being sold CHAIN FREE. Externally there is a brick built garage and pleasant communal gardens.

- First Floor Apartment
- Garage
- Two bedrooms
- Lounge
- Kitchen
- Bathroom/wc
- Gas fired central heating
- Double glazing
- CHAIN FREE



Steps leading up to first floor. Tiled canopied entrance porch with glazed front door leading to:

ENTRANCE HALL

Radiator. Recessed storage cupboard. Shelved linen cupboard housing lagged hot water tank and immersion. Loft hatch giving access to loft space.

LOUNGE

4.42m x 3.89m (14'6 x 12'9)

Tiled fireplace with fitted gas fire. Radiator. Double glazed window. Recessed storage cupboard.

KITCHEN/BREAKFAST ROOM

3.48m x 2.59m (11'5 x 8'6)

Part tiled. Comprising of roll top work surfaces with one and a half single drainer sink unit. Range of base units comprising cupboards and drawers with breakfast bar. Matching eye level wall units. Gas cooker point. Space for tall fridge/freezer. Space and plumbing for washing machine. Gas fired boiler supplying hot water and central heating. Double glazed window. Radiator.

BEDROOM 1

4.19m x 3.71m (13'9 x 12'2)

Double glazed window. Radiator.

BEDROOM 2

3.84m x 3.15m (12'7 x 10'4)

Double glazed window. Radiator.

BATHROOM/WC

Half tiled with fully tiled step in shower cubicle. Glazed screen. 'Mira' shower unit. Vanity unit with wash hand basin. Close coupled wc. Double glazed window. Radiator.

OUTSIDE

GARAGE NO.24

Brick built garage with up and over door.

COMMUNAL GARDENS

Delightful communal gardens being mostly laid to lawn with attractive flower beds and borders.

Required Information..

Length of lease: 125 years

Annual service charge: £1325 per annum

Service charge review period:

Annual ground rent: £15 per annum

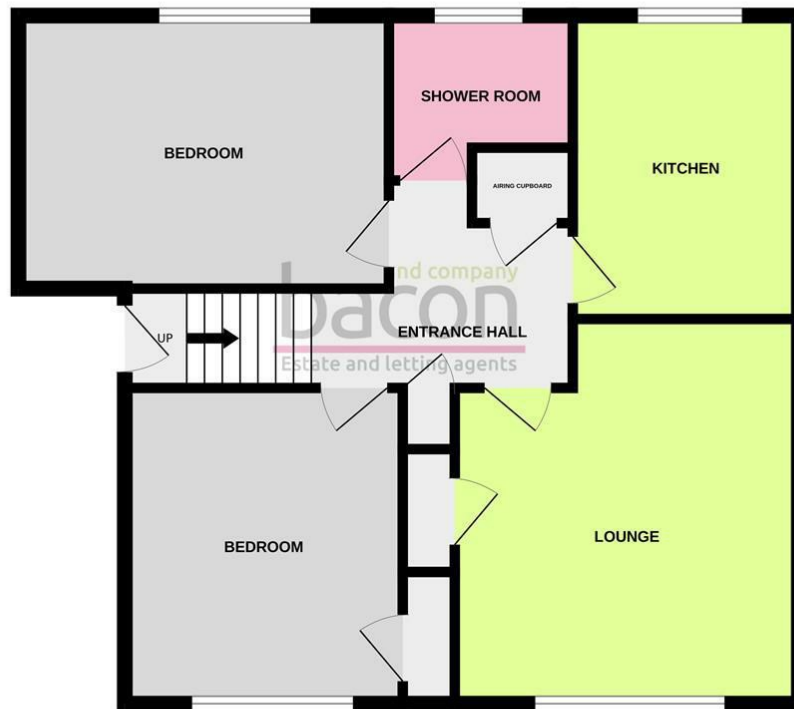
Ground rent review period:

Council tax band: 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.

GROUND FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	64	
(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 confirm their condition or working order.



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