



Flat 8 St. Thomas's Court St. Lawrence Avenue, Worthing, BN14 7JJ
Guide Price £185,000

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We are delighted to offer for sale this well presented one double bedroom second floor apartment positioned in this popular location within walking distance of Worthing's mainline train station giving direct access to Brighton & London.

In brief the property consists of a deceptively spacious open plan living room, one large double bedroom, there is a modern fitted kitchen with space for appliances & a fitted bathroom too, the property benefits from gas fired central heating & is also being sold with no on-going chain.

Call now to avoid disappointment!

- First Floor Apartment
- One Double Bedroom
- Long Lease Term Remaining
- Gas Fired Central Heating
- Double Glazed Throughout
- Parking Available
- No Chain
- Fitted Kitchen & Bathroom



Communal Entrance Hallway

Security entry door, stairs to first floor.

Entrance Hallway

1.98m x 1.37m (6'6 x 4'6)

Vinyl flooring, security telephone entry system, wall mounted electric fuseboard, skinned ceiling.

Lounge / Dining Room

3.99m x 3.96m (13'1 x 13)

Carpeted floor, television point, various power points, radiator, skinned ceiling, PVCU double glazed window, fitted storage cupboard.

Bedroom

3.33m x 3.15m (10'11 x 10'4)

Carpeted floor, radiator, various power points, PVCU double glazed window, skinned ceiling.

Kitchen

3.35m x 1.75m (11 x 5'9)

Vinyl flooring, roll edge laminate work surfaces with cupboards below & matching eye level cupboards, space for oven, washing machine & fridge freezer, inset stainless steel single drainer sink unit with mixer tap, tiled splashback, wall mounted combination boiler, radiator, PVCU double glazed window, skinned ceiling.

Bathroom

2.36m x 1.47m (7'9 x 4'10)

Vinyl flooring, panel enclosed bath having a wall mounted electric shower over, low flush WC, pedestal hand wash basin with hot & cold taps, part tiled walls, wall mounted de-misting mirror, wall mounted vanity unit with mirrored front, radiator, skinned ceiling.

Lease Information

Lease: 152 Years Remaining

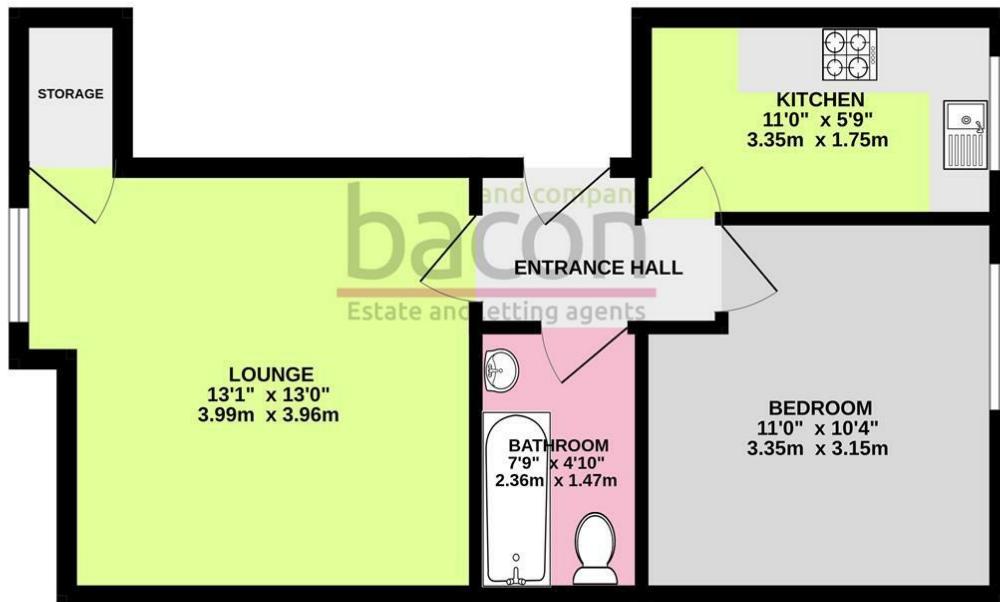
Service Charge: £1,852pa

Ground Rent: £0

Council Tax

Band A

GROUND FLOOR
399 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA: 399 sq.ft. (37.0 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 mis-statement. The floorplan is for guidance only and should not 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		
(55-68) D	58	68
(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.

