



Flat 4 Charter Court 37 Wigmore Road, Worthing, BN14 9HH  
Fixed Asking Price £230,000

and company  
**bacon**  
Estate and letting agents



A two bedroom, ground floor flat benefiting from an allocated parking space. Briefly the accommodation comprises: entrance hall, lounge/kitchen, two bedrooms and bathroom/wc. Externally there is residents and visitors parking to the rear of the building and communal garden. The property is within close proximity to popular local bus routes, short drive East and West bound to the A27, shops, schools, parks and amenities. CHAIN FREE

- CHAIN FREE
- Ground Floor
- Two Bedrooms
- Resident & Visitor Parking
- Bathroom/WC
- Lounge/Kitchen
- Double Glazing Throughout





### Communal Entrance

Secure door with hallway leading to flat, private door to:

### Entrance Hall

Radiator. Telephone entry system. Central heating thermostat.

### Lounge/Kitchen

Double glazed window to front. Two Radiators. Roll edge work surface having inset 1 1/2 bowl stainless steel sink with mixer tap and draining board. Freestanding cooker. Space and plumbing for washing machine. Matching range of cupboard, drawers and eye level wall units. Tiled splash back. Space for fridge/freezer. Wall mounted 'Baxi' combination boiler supplying gas central heating and hot water.



### Bedroom One

Double glazed window. Radiator.

### Bedroom Two

Double glazed window with further secondary glazing. Radiator.

### Bathroom/WC

Panelled bath with mixer tap and attachment forming overhead shower, glazed screen. Pedestal wash hand basin with mixer tap. Close coupled WC. Extractor fan. Ladder style towel radiator. Mirrored medicine cabinet.

### Residents Parking

Allocated parking to rear. Space number 4.

### Required Information.

Length of lease: 107 years remaining

Annual service charge: £2003.16 per annum



(£166.93 per month)

Service charge review period: TBC by vendor

Annual ground rent: Peppercorn

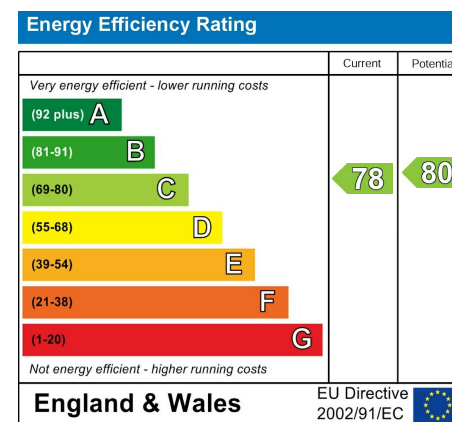
Ground rent review period: TBC by vendor

Council tax band: Band B

Version: 1

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





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.

