



16 Westmead Gardens, Worthing, BN11 5LP
Asking Price £325,000

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A refurbished ground floor two bedroom apartment located in the popular development of Westmead Gardens. This apartment offers spacious accommodation with an entrance hall, South aspect living room leading to a private patio area, newly fitted kitchen & bathroom, main double bedroom benefitting from an en-suite, a second double bedroom. Externally the property has a garage and private patio and well landscaped communal gardens. This apartment is offered chain free.

- Two Double Bedrooms
- Ground Floor
- South Facing Living Room
- Refurbished Throughout
- En-Suite
- Private South Facing Patio
- Garage
- Offered Chain Free





Communal Entrance

Secure communal entrance with phone entry system leading to a well presented communal area.

Ground Floor Flat

Personal Front Door to;

Entrance Hall

Entry phone. Wall mounted radiator. Three storage cupboards. Airing cupboard with hot water tank and shelving.

Living Room

3.50 x 6.00 (11'5" x 19'8")

South aspect living room. Two mounted radiators. Wall mounted lights. Four double plug sockets. Double glazed bay window with an outlook onto communal gardens and a door leading out to a private patio.

Kitchen

2.26 x 3.97 (7'4" x 13'0")

Range of white cabinets and drawes. Radiator. 1.5 bowl sink and drainer. Integrated dishwasher. Under counter



space for washing machine. Gas hob with separate oven. Double glazed window overlooking communal gardens. Extractor fan over hob. Part tiled walls.

Bedroom One

3.25 x 5.88 (10'7" x 19'3")

Double bedroom. Double glazed bay window overlooking communal area and a second window overlooking private patio area. Radiator. Three double plug sockets. Built in double wardrobe with hang rail.

En-suite

2.23 x 1.96 (7'3" x 6'5")

Glass shower cubicle with electric shower. Hand wash basin with cabinet below. Toilet. Mirrored wall cabinet. Shaver point. Radiator. Extractor fan. Part tiled walls.

Second Bedroom

2.45 x 3.24 (8'0" x 10'7")

Radiator. Sliding patio doors leading to a communal garden. Built in double wardrobe. Two double plug sockets.



Main Bathroom

2.22 x 1.93 (7'3" x 6'3")

Half tiled walls. Radiator. Bath with mixer tap hand held shower. Handwash basin with cabinet below. Toilet. Extractor fan.

Private Patio

Private patio leading to communal garden.

Garage

Up and over door. Benefiting from power and light.

Visitor Parking

Available on a first come, first served basis.

Required Information

Age Restriction: Over 55
Length of lease: 125 years on completion
Service charge: £2,569.22
Annual ground rent: £250

Council tax band: D

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		
(55-68) D	66	77
(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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