

35 Cardinal court, Worthing, BN11 5NL Asking Price £220,000









West facing balcony apartment situated in the popular Cardinal Court. Situated on the second floor with passenger lift this delightful apartment comprises of: entrance hall, west facing lounge with SUN BALCONY, modern kitchen, double bedroom and shower room /wc. The property also benefits from gas fired central heating, double glazing and security entryphone. CHAIN FREE Externally there is an allocated underground car parking space and the block is set in delightful communal gardens.



- Favoured Grand Ave
- Close shops and sea
- West facing balcony
- Double bedroom
- Gas fired central heating
- Underground parking
- Chain free















Security entryphone. Glazed communal doors leading into:

Impresssive communal entrance lobby

High speed passenger lift and stairs leading to:

Second floor Landing

Private door leading into:

Entrance hall

Security entryphone. Recessed double and single storage cupboards. Radiator.

Lounge/diner

5.00m x3.84m (16'5 x12'7)

Radiator. Double glazed windows. Having delightful outlook over communal gardens. Double glazed sliding patio doors leading out to:

Werst facing sun balcony

Having delightful outlook over communal gardens.

L-shaped Kitchen

3.84m max x 3.05m (12'7 max x 10')

Part tiled. Modern fitted kitchen comprising of roll top work surfaces with twin bowl single drainer stainless steel sink unit. range of base units comprising cupboards and drawers. Space and plumbing for washing machine. Space for slot in cooker. Matching eye level wall units. Space for tall fridge/freezer. Wall mounted gas fired boiler supplying central heating and hot water. Double glazed window.

Bedroom1

4.34minto wardrobe x3.12m (14'3into wardrobe x10'3) Fitted floor to ceiling wardrobes. Radiator. Double glazed window.

Shower room/wc

Part tiled. Formerly bathroom but now has a step in glazed shower cubicle with 'Mira' electric shower.

Pedestal wash hand basin. Heated towel rail. Mirrored medicine cabinet. Extractor fan.

Outside

Allocated underground car parking

Allocated underground car parking space. Approached via lift. Electric up and over door.

Communal gardens

Delightful lawned gardens with mature shrubs, bushes and trees.

Required Information

Length of lease: 949 years remaining Annual service charge: £2140 p.a. Share of freehold. Council tax band: C

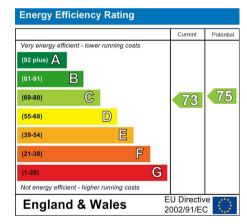
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Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



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