



Flat 18 Wentworth Court, Worthing, BN11 4RJ

Asking Price £200,000

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Large one bedroom top floor flat located in the popular Wentworth Court within walking distance of local shops, bus routes and train station. The property briefly comprises; entrance hallway with storage, West aspect lounge/diner, spacious double bedroom with fitted storage, recently fitted kitchen with integrated appliances, recently fitted shower room with separate W/C, West aspect balcony with views to the South Downs. The property also benefits from landscaped communal gardens, garage and lift access. The property is beautifully presented and viewing is highly recommended.

- Large Top Floor Flat
- West Aspect
- Balcony
- Excellent Condition
- Lift Access
- Garage
- Gas Heating Include In Service Charge
- Recently Fitted Kitchen & Bathroom





Entrance Hall

Large hallway. Two storage cupboards. Carpet. Pendant light. Hot water tank housed in cupboard with water pressure booster pump. Doors to all rooms;

Lounge/Diner

5.42 x 3.69 (17'9" x 12'1")

West aspect lounge with space for dining table. Two wall mounted radiators. Dome ceiling light. Carpet. Large opening window. Door leading to;

Balcony

Covered balcony with views to the South Downes.

Bedroom

4.21 x 3.69 (13'9" x 12'1")

Large double bedroom. West aspect overlooking the balcony. Carpet. Pendant light. Large opening window. Two fitted wardrobes.



Kitchen

2.97 x 2.59 (9'8" x 8'5")

Recently fitted kitchen. Wood effect roll edge worktops. Range of contrasting base and wall mounted cupboards and drawers. Beko oven. Hotpoint hob with extractor fan above. Fridge/freezer. 1.5 bowl sink with drainer. Beko washing machine. Radiator. Window. Larder cupboard proving extra storage space.

W/C

2.06 x 0.97 (6'9" x 3'2")

Concealed cistern low level toilet. Tiled flooring. Hand rinse wall hung. Pendant light. Obscured window.

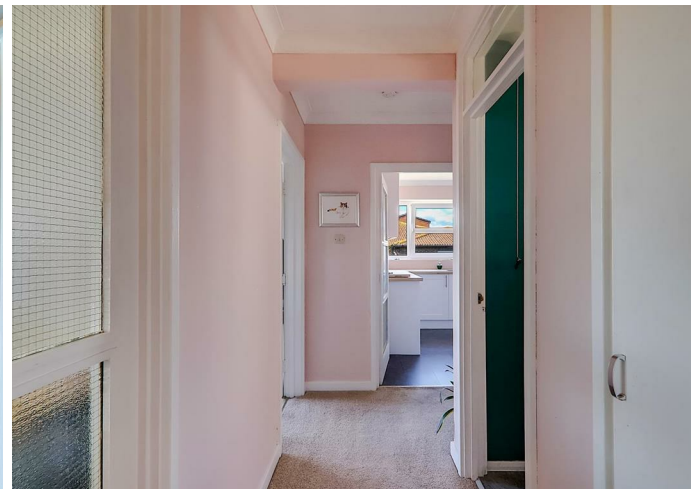
Shower Room

2.39 x 1.84 (7'10" x 6'0")

Tiled flooring. Part tiled walls. Duel function shower on riser rail. Glass in-fold panel shower screen. Wash hand basin with storage below. Vanity mirror. Obscured glass window. Pendant light. Heated towel rail.

Garage

Providing extra storage or space for a car.



Communal Gardens

Beautifully established landscaped garden to the rear of the building.

Required Information

Length of lease: 136

Annual service charge: £3,870 includes £1,225pa into general reserve fund. Gas heating included in service charge.

Annual Buildings Insurance: £345

Annual Garage Maintenance: £160

Annual ground rent: £52

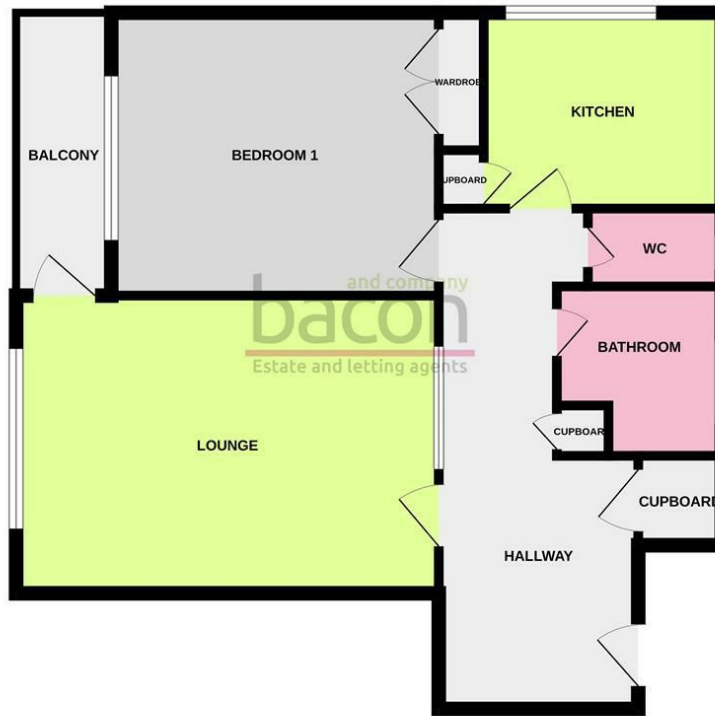
Council tax band: B

Draft version: 1

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



FOURTH 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		
(39-54) E	47	53
(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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