



25 Hamilton Court, Nelson Road, Worthing, BN12 6EP

Price £225,000



A spacious two double bedroom apartment with GARAGE available CHAIN FREE and conveniently located in Goring close to local shops, schools and transport links. The accommodation briefly comprises, communal entrance with stairs to first floor, front door opening to hall, lounge, kitchen, sun room, two double bedrooms and bathroom/Wc, This apartment benefits from double glazing and a garage.

- Chain Free
- First Floor Flat
- Two Double Bedrooms
- Gas Central Heating
- Garage
- South Aspect Lounge
- Kitchen & Sun Room
- Viewing Recommended





### Communal Entrance

Staircase rising to the first floor

### First Floor

Private front door too:

### Entrance Hall

Wall mounted central heating thermostat. Recessed shelved cupboard with hanging rail. Security entry phone. recessed cupboard. Would affect laminate floor. Picture rail.

### Lounge

4.53 x 3.29 (14'10" x 10'9")

Double glazed window. Part panelled effect walls. Radiator. Wood affect laminate floor.

### Kitchen

3.39 x 2.86 (11'1" x 9'4")

Range of work services with cupboards and drawers fitted under. Inset one and a half bowl drainer unit. Fitted flooring gas hob with oven under and extractor

above. Space for under counter appliance. Space for upright appliance. Wall mounted boiler. Range of matching wall cupboards. Would affect vinyl floor. Door to sunroom.

### Sun Room

3.20 x 0.93 (10'5" x 3'0")

Double glazed obscure glass window. Door to communal hall.

### Bedroom One

4.49 x 2.99 (14'8" x 9'9")

Double glaze window. Radiator. Picture rail. Range of fitted furniture to one wall.

### Bedroom Two

3.61 x 2.95 (11'10" x 9'8")

Double glazed window. Radiator. Picture rail.

### Bathroom/Wc

3.37 x 1.85 (11'0" x 6'0")

Panelled bath with shower above, wash basin with

cupboard under and low-level flush WC. Part tiled walls. Double glazed window. Radiator. Light would affect vinyl floor.

### Garage

Located in rear compound.

### Communal Grounds

Well maintained Gardens surround the development.

### Required Information

Length of lease: 124 Years Remaining

Annual service charge:

Service charge review period:

Annual ground rent:

Ground rent review period:

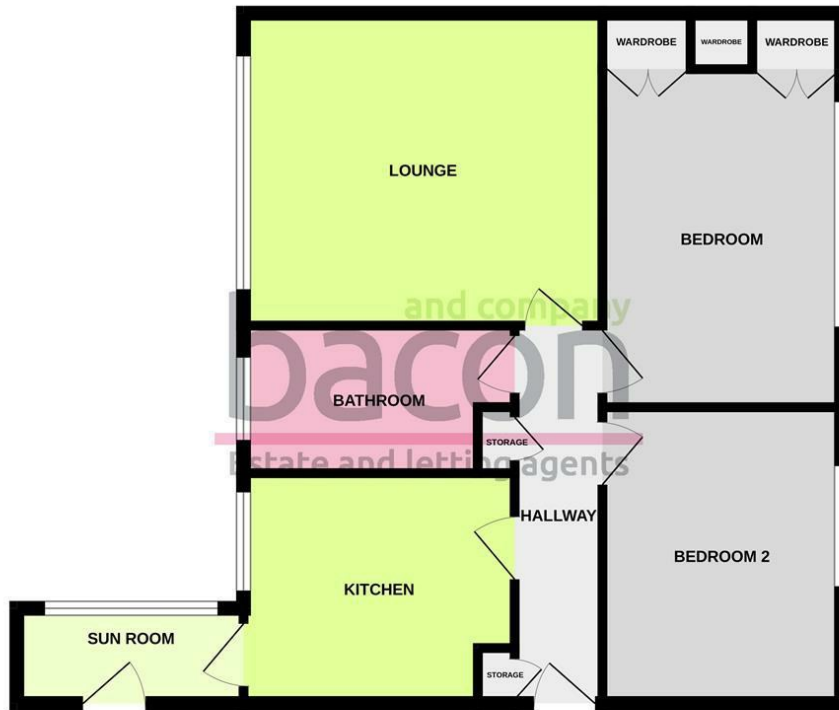
Council tax band:

Draft version: 1

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



FIRST 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. Made with Metagix ©2020.

and company  
**bacon**  
Estate and letting agents

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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



baconandco.co.uk

72 Goring Road, Goring-by-sea, Worthing, West Sussex, BN12 4AB

01903 520002

goring@baconandco.co.uk

Bacon & Co (Worthing) Limited (No. 04721313) and Bacon Micawber Lettings Limited (No. 07466778) trading as Bacon and Company Registered in England and Wales. Registered office: c/o Galloways Accounting, The Mill Building, 31-35 Chatsworth Road, Worthing, England. BN11 1LY.