



Flat 15 Oakland Court Goring Street, Worthing, BN12 5AR
Guide Price £115,000

and company
bacon
Estate and letting agents



First floor over 60's flat forming part of a small development, Oakland Court. Situated in this desirable location being in close proximity to local amenities, Goring train station, and local bus routes. Accommodation briefly comprises; secure communal entrance, personal door to flat, entrance hall, South/West aspect lounge, kitchen, bedroom with additional walk-in wardrobe space, further bedroom, and bathroom. The property also benefits from security entry phone, double glazed windows, night storage heating and pull cord alarm system. There is a communal laundry room. Externally there are communal gardens and communal car parking.

- A Purpose Built First Floor Flat
- Two Bedrooms
- Lift Access
- Chain Free
- Residents Off Road Parking
- Communal Gardens
- Laundry Room
- Convenient Location Close To Buses & Shops





Private Entrance

Stair or lift access to the first floor. Private front door opening to;

Entrance Hall

Carpeted hallway. Large shelved airing cupboard housing hot water tank. Further storage cupboard with hang rail and shelf above. Access to loft hatch. Pendant light. Doors leading to;

Lounge

5.41m x 3.05m (17'9 x 10)
Double aspect lounge via south & east double glazed windows. Electric fireplace. Feature bay window. TV point. Night Storage heater. Pendant light. Carpet.

Kitchen

2.36m x 1.83m (7'9 x 6)
Range of work surfaces. Inset single drainer sink. Double glazed window. Space for under counter appliances. Range of wall & floor cabinets.

Bedroom One

5.18m x 3.05m (17 x 10)
Double bedroom. Carpet. Pendant Light. Double glazed window. Night storage heater. Opening leading to;

Dressing Room

Fitted floor to ceiling wardrobes. Light. Carpet.

Bedroom Two

3.66m x 2.34m (12 x 7'8)
Folding doors from the lounge creating a versatile space to be used as a second bedroom or dining space so desired. Double glazed window. Night storage heater.

Bathroom/Wc

Part tiled suite comprising of panelled bath, pedestal wash hand basin. Low level WC. Step in fully tiled separate shower cubicle with wall mounted riser rail shower. Dimplex wall heater. Double glazed window.

Communal Facilities

Located to the main building consisting of laundry room, communal gardens and residents parking.

Required Information

Length of lease: 88 Years
Service charge: £735 per Qtr
Annual ground rent: £62 per Qtr

The proposed purchaser must also be of retirement age (60 years) and fully retired.
Council tax band: C

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

