



Sun Court Rye Close, Worthing, BN11 5EG
Offers In Excess Of £220,000

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This well presented two bedroom, second floor apartment offers a stunning coastal outlook from both the living room and kitchen. Recently benefiting from partial refurbishment, the property comprises of; a newly fitted kitchen, spacious South facing living room, bathroom and two double bedrooms. The property includes a private garage, providing secure parking or additional storage space. Ideally positioned within walking distance of the town centre, seafront, and excellent local bus routes.

- Top Floor Apartment
- Two Double Bedrooms
- Sea Views
- Partially Refurbished
- Garage
- Close to Seafront and Town Centre
- Long Lease
- Chain Free



Communal Entrance

Stairs leading to first floor communal landing with front door to;

Entrance Hallway

Carpeted entrance hall. Built in storage cupboard with hot water tank and shelving. Radiator. Pendant Lighting.

Kitchen

2.39 x 1.74 (7'10" x 5'8")

Newly fitted white gloss kitchen with contrasting worktop. Plenty of cabinet space alongside an integrated Fridge/Freezer, Cooker & Hob. Stainless steel sink unit with single drainer, space for a washing machine. Opening window with views of the sea. Serving hatch through to the;

Living Room

5.25 x 4.26 narrowing to 3.16 (17'2" x 13'11" narrowing to 10'4")

Spacious South facing living room with newly fitted light grey carpet throughout. Two radiators. Two pendant lights. Plenty of space for living & dining room furniture.

Bathroom

2.53 x 2.09 (8'3" x 6'10")

Fully tiled bathroom with white suite. Full size bath with mixer tap shower above. Wash hand basin. Toilet. Opening window. Wall mounted vanity cabinet. Radiator.

Bedroom One

3.18 x 3.31 (10'5" x 10'10")

Double bedroom with newly fitted grey carpet. Built in cupboard space with sliding door,

additional space provided above cupboard. Radiator. Pendant light. Opening window.

Bedroom Two

2.92 x 2.91 (9'6" x 9'6")

Double bedroom with newly fitted grey carpet throughout. Opening window with radiator below. Pendant light. Cupboard space with shelving.

External

Communal Gardens

Surrounding the development.

Garage

Secure garage with up and over door.

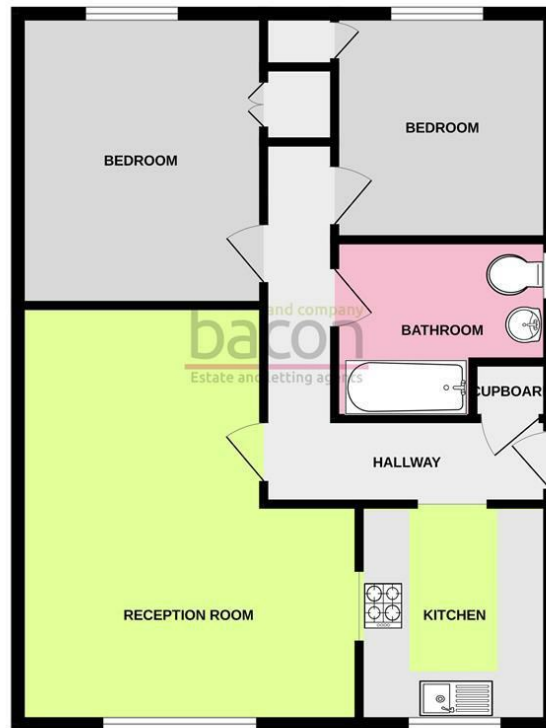
Maintenance/Lease

Lease 948 Years

Maintenance - £2,100.00 pa

Ground rent - NA

GROUND FLOOR



While 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 for any prospective purchase. 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		68
(39-54) E	54	
(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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