



**Hayton Court Chestnut Walk, Worthing, BN13 3QL**  
Asking Price £195,000

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We are delighted to offer to the market this beautifully presented first-floor apartment. The accommodation comprises a welcoming entrance hall, a bright and spacious double-aspect lounge, a generous kitchen/breakfast room, a south-facing double bedroom, and a modern refitted bathroom. Further benefits include allocated parking and double glazing throughout. Ideally situated in the highly sought-after West Durrington area. The property benefits from excellent local amenities including a nearby supermarket, well-regarded schools, local parks, David Lloyd gym, and superb transport links with regular bus routes and a mainline train station close by.

- First Floor Apartment
- Refitted Bathroom
- Allocated Parking
- Dual Aspect Living Room
- Double Bedroom
- Sizable Kitchen/Breakfast Room
- Share Of Freehold
- Viewing Highly Recommended





### Communal Entrance

Stairs leading to first floor

### Entrance Hall

Wall mounted heater, telephone intercom and wall mounted electric consumer units, coving, laid wood effect flooring, cloak cupboard with shelf and hanging, glazed door through to:

### Duel Aspect Living Room

4.57m x 3.66m (14'11" x 12'0")

Dual aspect double glazed windows, TV point, laid wood effect flooring, coving, wall mounted electric heater, telephone point, and glazed door to:

### Kitchen/Breakfast Room

4.09m x 2.13m (13'5" x 6'11")

Range of light fronted base and wall units,

integrated fridge/freezer, space for electric cooker, space and plumbing for washing machine and fridge/freezer, tiled splashback walls, roll top working surfaces incorporating a black sink with mixer tap, space for breakfast bar or table, coving, double glazed window, and wall mounted electric heater.

### Bedroom

4.19m x 3.07m (13'8" x 10'0")

Double glazed window with southerly aspect, coving, and wall mounted electric heater.

### Modern Bathroom

Panel enclosed bath with handles, mixer tap, and shower attachment, further fitted Mira power shower with folding screen, low flush WC, basin set in vanity unit with mixer tap, electric heated towel rail, coving, tiled

splashback walls. and airing cupboard housing pre-lagged copper cylinder and slatted shelves.

### Private Parking

Allocated parking for one car.

### Required Information

Length of lease: 88 - Being extended on completion

Annual service charge:

Annual ground rent: £0

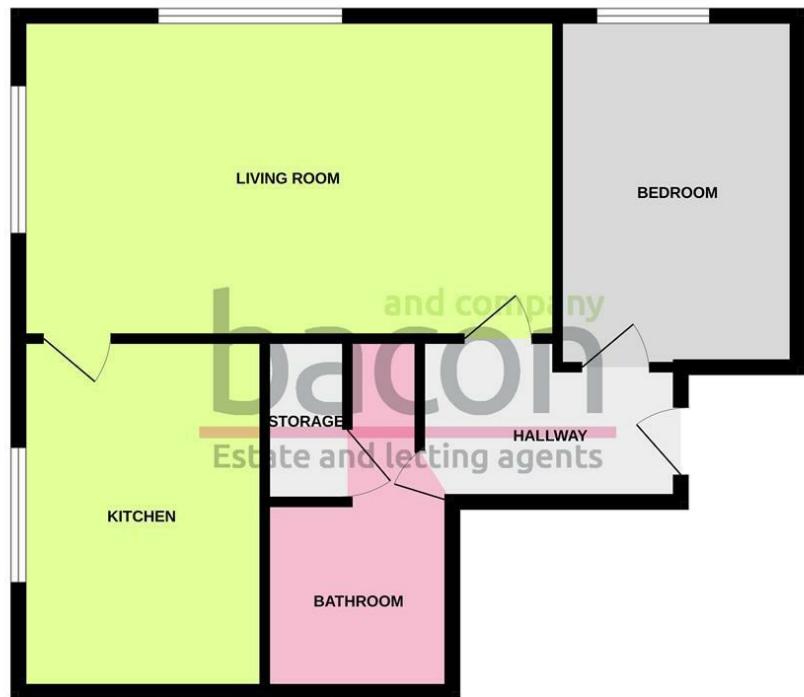
Council tax band: B

Draft version: 1

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



GROUND 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 inaccuracy. This illustration is for guidance only and should not be relied upon as a statement of fact. Prospective purchasers should not rely on the floorplan to determine the operability of any 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		
(82 plus) A		
(81-91) B		81
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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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