



35 Cardinal court, Worthing, BN11 5NL  
Asking Price £225,000

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West facing balcony apartment situated in the popular Cardinal Court. Situated on the second floor with passenger lift this delightful apartment comprises of : entrance hall, west facing lounge with SUN BALCONY, modern kitchen, double bedroom and shower room /wc. The property also benefits from gas fired central heating , double glazing and security entryphone. CHAIN FREE  
Externally there is an allocated underground car parking space and the block is set in delightful communal gardens.

- Favoured Grand Ave
- Close shops and sea
- West facing balcony
- Double bedroom
- Gas fired central heating
- Underground parking
- Chain free





Security entryphone. Glazed communal doors leading into:

### Impressive communal entrance lobby

High speed passenger lift and stairs leading to:

### Second floor Landing

Private door leading into:

### Entrance hall

Security entryphone. Recessed double and single storage cupboards. Radiator.

### Lounge/diner

5.00m x 3.84m (16'5 x 12'7)

Radiator. Double glazed windows. Having delightful outlook over communal gardens. Double glazed sliding patio doors leading out to :

### West facing sun balcony

Having delightful outlook over communal gardens.

### L-shaped Kitchen

3.84m max x 3.05m (12'7 max x 10')

Part tiled. Modern fitted kitchen comprising of roll top work surfaces with twin bowl single drainer stainless steel sink unit. range of base units comprising cupboards and drawers. Space and plumbing for washing machine. Space for slot in cooker. Matching eye level wall units. Space for tall fridge/freezer. Wall mounted gas fired boiler supplying central heating and hot water. Double glazed window.

### Bedroom1

4.34m into wardrobe x 3.12m (14'3 into wardrobe x 10'3)

Fitted floor to ceiling wardrobes. Radiator. Double glazed window.

### Shower room/wc

Part tiled. Formerly bathroom but now has a step in glazed shower cubicle with 'Mira' electric shower. Pedestal wash hand basin. Heated towel rail. Mirrored medicine cabinet. Extractor fan.

### Outside

### Allocated underground car parking

Allocated underground car parking space. Approached via lift. Electric up and over door.

### Communal gardens

Delightful lawned gardens with mature shrubs, bushes and trees.

### Required Information

Length of lease: 949 years remaining

Annual service charge: £2140 p.a.

Share of freehold.

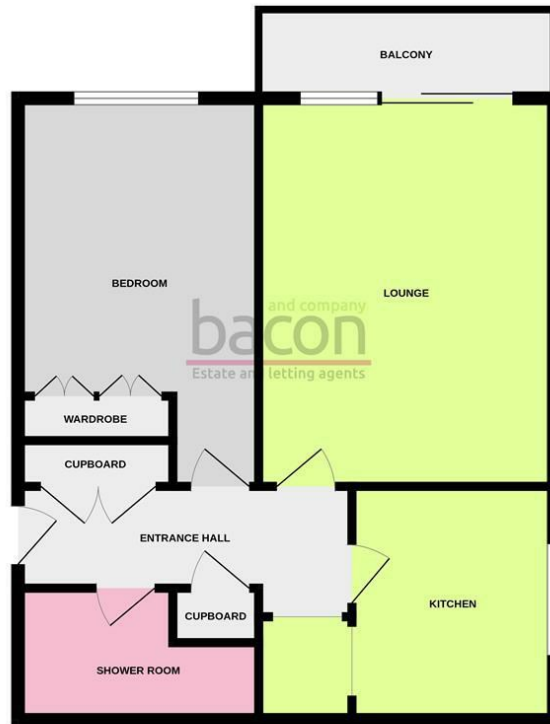
Council tax band: C

Draft version:

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 mis-statement. This plan is for illustrative purposes only and should be used as such for 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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 confirm their condition or working order.



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