



Henley Court Chancton Close, Worthing, BN11 5JT
Asking Price £225,000



A well presented ground floor, two bedroom flat ideally situated close to local shops, bus routes and West Worthing station. The property comprises of a private entrance, hallway with airing cupboard, spacious sitting room allowing enough space for a dining area. Large under stairs cupboard. A good sized kitchen with matching light wood wall and base units, integrated double electric oven, hob, fridge/freezer and space for a washing machine and slimline dishwasher. Useful larder cupboard for additional storage. Two double bedrooms and a modern bathroom with electric shower over bath. Double glazing. Garage and communal gardens. Excellent decorative order. Chain free.

- Ground Floor
- Two Double Bedrooms
- Modern Finish Throughout
- Freehold
- Private Entrance
- Communal Gardens
- Garage
- Chain Free





Private Front Door

Leading to;

Entrance Hall

Carpet. Electric wall mounted heater. Access to airing cupboard housing hot water tank.

Kitchen

3.14 x 2.36 (10'3" x 7'8")

Range of modern wood effect wall mounted cabinets with matching base units. Worktop incorporating 1.5 bowl sink and drainer. Double over/grill. Electric hob. Under counter space for washing machine and slimline dishwasher. Integrated fridge/freezer. Double glazed windows. Larder cupboard.

Bedroom One

3.64 x 3.17 (11'11" x 10'4")

Spacious double bedroom at the rear of the flat overlooking the gardens. Carpet. Pendant light.



Double glazed window. Electric wall mounted heater.

Bedroom Two

3.63 x 3.20 (11'10" x 10'5")

Large double bedroom at the front of the flat. Double glazed windows. Pendant light. Carpet. Electric wall mounted heater.

Bathroom

2.20 x 2.00 (7'2" x 6'6")

Part tiled walls. Full length bath with electric shower on riser rail above. Glass shower screen. Pedestal wash hand basin. Wc. Heated towel rail. Obscure double glazed window. Dome light. Wall mounted mirrored medicine cabinet.

Lounge

5.44 x 3.64 (17'10" x 11'11")

Spacious south aspect living room. Space for lounge and dining space. Carpet. Pendant light.

Double glazed window overlooking garden. Access to storage cupboard housing electric and gas meter.

Garage

Access via up and over door.

Garden

South aspect communal garden to the rear of the flat. The property also benefits from its own garden area to the side of the property which is separate from the communal garden. Ideal for dining or seating.

Required Information

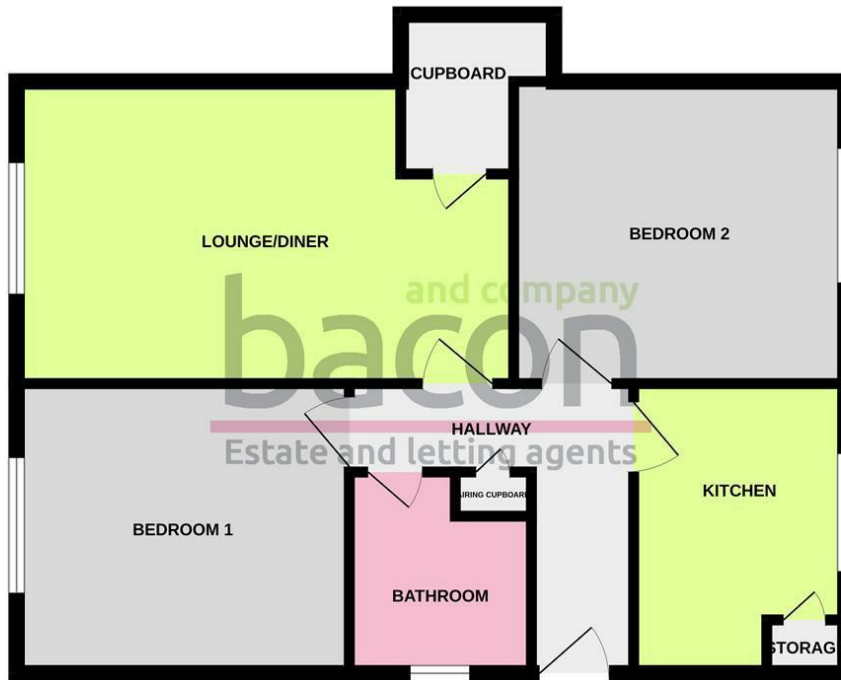
Freehold

2025 Annual charges - £297.63 Building Insurance and Building Maintenance of £172.66

Council tax band: B

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 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(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



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