



Stoke Abbott Court Stoke Abbott Road, Worthing, BN11 1HJ
Asking Price £185,000



Top floor two bedroom apartment with south facing balcony in an Art Deco building. Situated in the heart of Worthing Town Centre being close to shops, Worthing Central station and bus services. Briefly the accommodation comprises: entrance hall, South facing living room, South facing balcony accessed from both lounge and bedroom one, kitchen, two bedrooms and bathroom/wc. CHAIN FREE

- Chain Free
- Two Double Bedrooms
- South Facing Balcony
- Long Lease
- Town Centre Location
- Open Plan Living Room
- Modern Throughout
- Viewing Highly Recommended



Entrance Hall

Floorboards throughout. Phone entry system. Door providing access to storage cupboard.

Open plan Living Room

4.8 x 3.2 (15'8" x 10'5")

Floorboards throughout. Two wall mounted electric heaters. Two double glazed windows. Double glazed French doors leading to private south facing balcony.

Kitchen

2.8 x 1.5 (9'2" x 4'11")

Floorboards throughout. Composite worktops. Half tiled walls. A range of matching wall and base units. Built in electric oven with four ring hob and extractor hood above. Inset stainless steel sink with drainer. Frosted double glazed window.



Bedroom Two

3.6 x 2.4 (11'9" x 7'10")

Carpeted throughout. Wall mounted electric heater. Double glazed window. Built in storage cupboard.

Bedroom One

4.3 x 3.1 (14'1" x 10'2")

Carpeted throughout. Wall mounted electric heater. Double glazed window. Double glazed door leading to private south facing balcony.

Bathroom

2.7 x 1.4 (8'10" x 4'7")

Happy tiled walls. Wall mounted electric heater. Panelled bath with shower above. Vanity sink unit. Low level Wc. Frosted double glazed window.

Required Information

Length of lease: 144 years remaining



Annual service charge: TBC

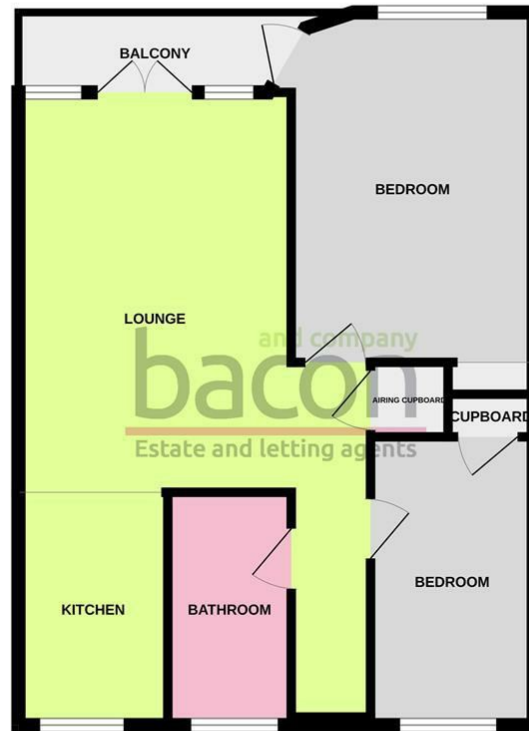
Annual ground rent: TBC

Council tax band: A

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 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	39	
(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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