



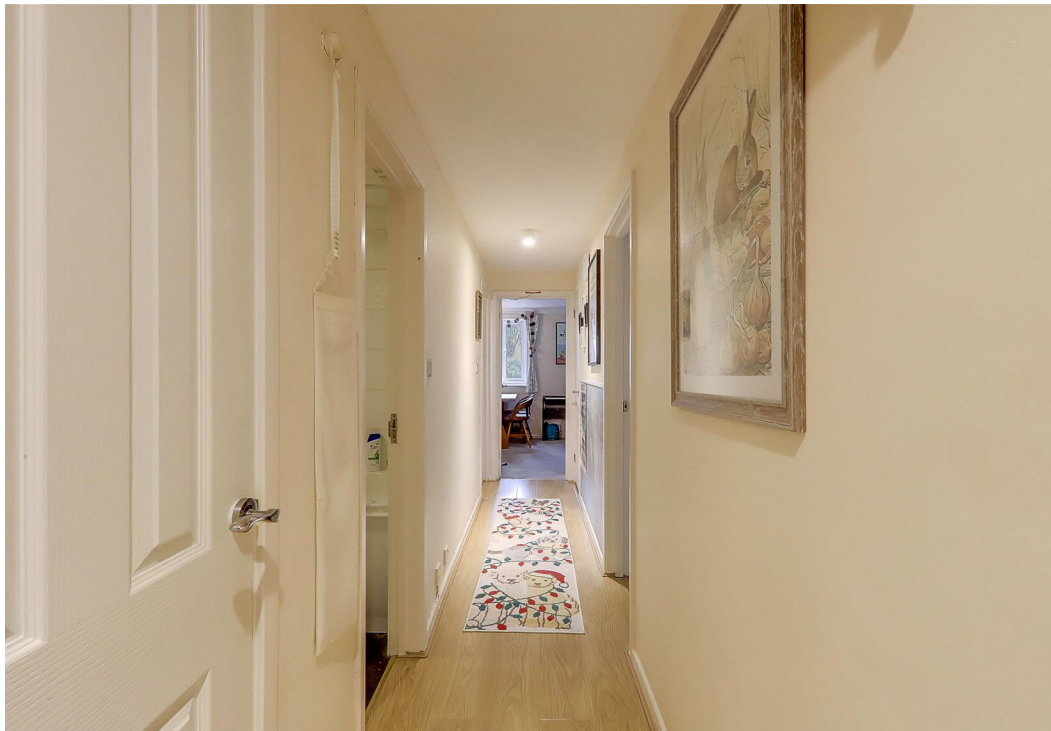
4 The Courtyard St. Botolphs Road, Worthing, BN11 4JQ
Offers Over £210,000

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Two bedroom first floor flat located in West Worthing within close proximity to local shops, train station, seafront & bus routes. The flat briefly comprises; secure communal entrance, dual aspect bay fronted living/dining room, modern fitted kitchen, bathroom, two double bedrooms. Externally; an allocated carport space and visitors parking, well presented communal gardens.

- First Floor Flat
- Two Double Bedrooms
- Allocated Carport
- Visitors Parking
- Well Presented
- Remainder of a 999 Year Lease
- Walking Distance to Local Amenities
- Communal gardens





Communal Entrance

Secure phone entry system. Well maintained communal hallway. Stairs to first floor.

Private Front Door To;

Meter cupboard next to front door housing smart meter.

Hallway

Space for coat and shoe storage by entrance door. Further door leading to internal hallway. Phone entry system. Hard flooring. Pendant light. Airing cupboard housing hot water tank. Storage cupboard.

Living Room

7.57 max x 3.49 max (24'10" max x 11'5" max)
Spacious double aspect living room with ample space for lounge & dining room furniture. Bay double glazed windows. Pendant Light. Wall mounted electric heater. Carpet.

Kitchen

2.71 x 2.12 (8'10" x 6'11")
Wood effect roll edge worksurfaces. Range of base & wall white cabinets. Double oven. Electric hob with canopy extractor fan above. 1.5 bowl sink with drainer. Hard flooring. Spotlights. Double glazed window. Space for freestanding washing machine. Fridge freezer.

Bedroom One

3.60 x 2.72 (11'9" x 8'11")
Double bedroom. Wall mounted electric heater. Double glazed window. Carpet. Pendant light.

Bedroom Two

3.35 x 2.83 (10'11" x 9'3")
Double bedroom. Wall mounted electric heater. Double glazed window. Carpet. Pendant light.

Bathroom

Full size bath with electric riser rail shower above. Pedestal wash hand basin. Toilet. Heated towel rail. Hard flooring. Dome light. Vanity LED mirror. Extraction fan.

Parking

One allocated space in car port.

Required Information

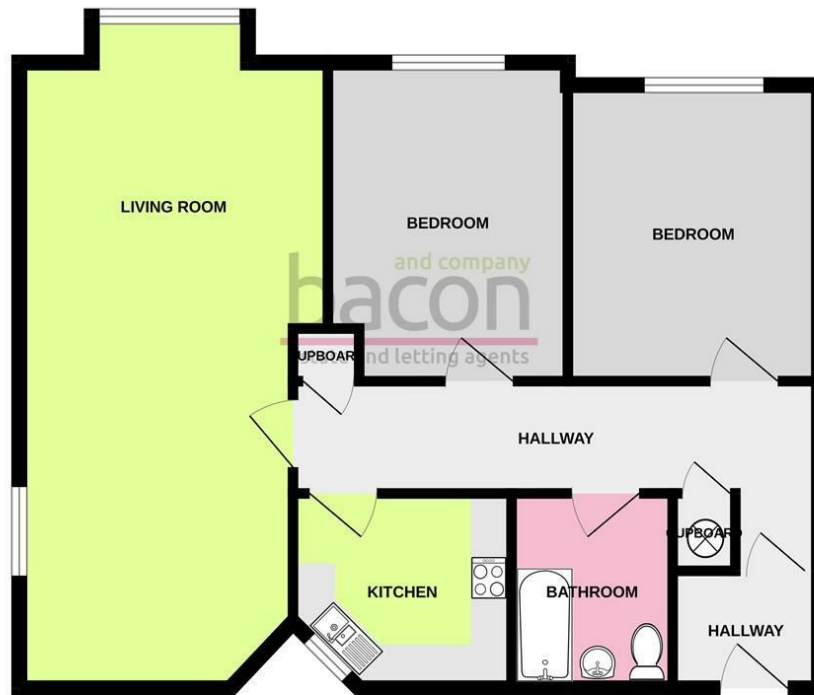
Length of lease: Remainder of a 999 year lease
Annual service charge: £3,600
Annual ground rent: £40

Council tax band: C

Draft version: 1

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

FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans 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	73	80
(55-68) D		
(39-54) E		
(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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