



1 Wimborne Court, Brooklyn Avenue, Worthing, BN11 5QW  
Asking Price £240,000





A well presented two double bedroom ground floor flat in the popular Goring location. Accommodation briefly comprises; communal entrance, private door, hallway, kitchen, one double bedroom with a fitted wardrobe, second double bedroom and bathroom. Benefits include double glazed windows, storage room and garage. The home is ideally located with shops and bus routes. Viewing highly recommended to appreciate the overall condition of the home.

- Ground Floor Flat
- Garage
- Enclosed Patio Terrace
- Two Bedrooms
- 18ft Living Room
- Kitchen Breakfast Room
- Chain Free
- West Worthing







### Entrance Hall

Floorboards throughout. Radiator. Phone entry system. Access to 3 storage cupboards.

### Kitchen/Breakfast Room

4.8 x 1.8 (15'9" x 5'11")

Floorboards throughout. A fitted kitchen briefly comprising; roll edge work surfaces. A range of matching wall and base units, integrated four ring gas hob, oven and extractor hood. Inset stainless steel sink with drainer. Space for various appliances. Two double glazed windows. Radiator.

### Bedroom One

4.2 x 3.3 (13'9" x 10'10")

Carpeted throughout. Radiator. Double glazed window. Built in double wardrobe.

### Bedroom Two

3.3 x 3 (10'10" x 9'10")

Carpeted throughout. Radiator. Double glazed window. Built in single cupboard housing combination boiler.



### Bathroom

Half tiled walls. Low level Wc. Matching wash hand basin. Panelled bath with shower attachment above. Frosted double glazed window. Wall mounted heated towel rail.

### Living room

5.7 x 3.3 (18'8" x 10'10")

Carpeted throughout. Two radiators. Two double glazed window. Obscure double glazed door leading to;

### Private Enclosed patio

Tiled flooring. West aspect.

### Private Garage

Access via up and over door.

### Communal Area

Further private store cupboard.

### Required Information

Length of lease: 127 years remaining  
Annual service charge: £1987.78



Annual reserve fund: £1666.66

Annual ground rent: Peppercorn

Annual Garage Service Charge: £151.66

Annual Garage Reserve Fund: £333.34

Managing Agent: Chanctonbury Estates

Council tax band: B

Draft version: 1

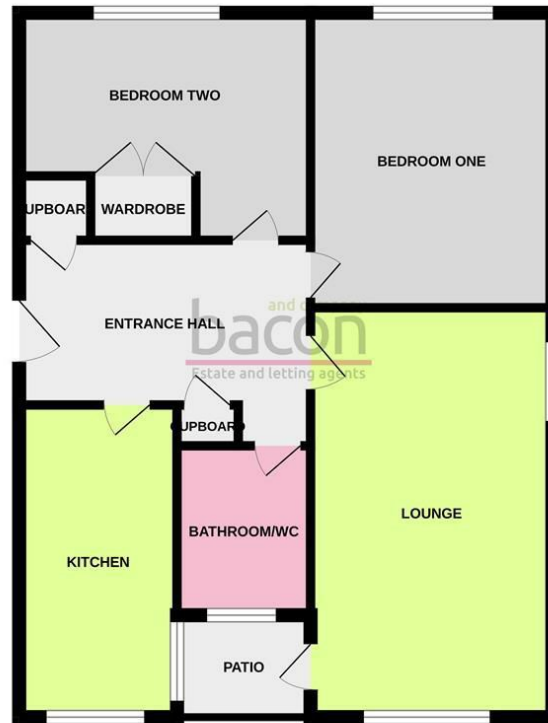
Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.







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 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	73
(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.



baconandco.co.uk

72 Goring Road, Goring-by-sea, Worthing, West Sussex, BN12 4AB

01903 520002

goring@baconandco.co.uk