4 Westlake Gardens, Worthing, BN13 1LF

Asking Price £165,000

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A two double bedroom ground floor flat with located in Westlake Gardens with views over the communal grounds and lake from the west aspect lounge. Briefly the accommodation comprises: entrance hall, lounge, kitchen, two double bedrooms and wet room/wc. Externally there is a garage and well maintained communal gardens and lake. The property is within convenient and close proximity to popular bus routes, shopping facilities, and local amenities.

- Ground Floor Flat
- Two Double Bedrooms
- Westerly Aspect Lounge
- Garage
- Chain Free
- Unallocated Residents Parking
- Well Landscaped Gardens
- Popular Location

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Ground Floor
With security entry phone. Door to;

Communal Entrance
Personal front door to;

Entrance Hall
Airing cupboard housing hot water cylinder and shelves. Security entry phone.

Lounge
4.50 x 3.76 (14'9" x 12'4")
Wall mounted electric heater. Double glazed West aspect bay window.

Kitchen
3.52 x 2.74 (11'6" x 8'11")
Work surfaces with Inset double drain sink unit. Range of base and wall units. Space currently used for three appliances. Double glazed window. Wall mounted electric heater.

Bedroom One
2.98 x 4.69 (9'9" x 15'4")
Double glazed window. Wall mounted electric heater.

Bedroom Two
3.48 x 3.10 (11'5" x 10'2")
Double glazed window. Wall mounted electric heater.

Wet Room / Wc
2.13 x 1.67 (6'11" x 5'5")
Low-level flush WC. Wall mounted wash hand basin. Wall mounted shower unit. Tiled walls. Wall mounted electric towel radiator.

Garage
Located in nearby compound.

Required Information

Length of lease: 47 Years currently left on lease. 90 additional years will be added on completion resulting in a new lease term of 137 years.
Service charge: £820.00 per half year - £1,640.00 per annum.

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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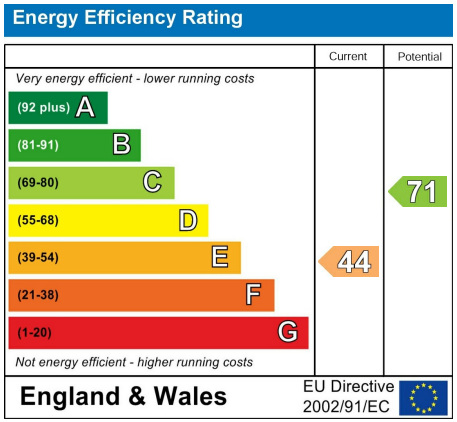

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to

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