



Hopedene Court Wordsworth Road, Worthing, BN11 3TB  
Asking Price £230,000

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Purpose built two bedroom first floor balcony apartment situated in this popular area close to seafront and Town Centre. Briefly the accommodation comprises: entrance hall, lounge/diner, west facing sun balcony, modern kitchen, two double bedrooms and bathroom/wc. Benefits include double glazed windows, security entrance phone and passenger lift. Externally there are attractive communal gardens. CHAIN FREE.

- Close Town Centre and seafront
- First Floor Flat
- West Facing Sun Balcony
- Long Lease
- Two double bedrooms
- Bathroom with separate WC
- Passenger Lift
- 17ft lounge diner
- Chain Free





Security entryphone. Glazed doors leading into communal entrance hall. Passenger lift and stairs leading to private front door opening to:

#### **ENTRANCE HALL**

Entryphone. Linen cupboard housing hot water cylinder tank with immersion.

#### **LOUNGE/DINER**

5.31m x 4.78m into recess (17'5" x 15'8" into recess )

Night storage heaters. Double aspect with double glazed window. Double glazed door giving access to:

#### **WEST FACING SUN BALCONY**

Attractive views over communal gardens.

#### **KITCHEN**

4.19m x 2.06m (13'9 x 6'9)

Part tiled. Modern kitchen comprising of roll top

work surfaces with one and a half bowl single drainer sink unit. Range of base units comprising cupboards and drawers. Matching eye level wall units. hood over. Space and plumbing for washing machine. Space for tall fridge/freezer. Double glazed window.

#### **BEDROOM 1**

4.50m into wardrobe x (14'9 into wardrobe x )

Recessed built in double wardrobe. Free standing part mirrored wardrobe. Night storage heating. Double glazed window.

#### **BEDROOM 2**

3.05m x 2.49m (10 x 8'2)

Double glazed window. Night storage heater

#### **BATHROOM**

Fully tiled. White suite comprising panelled bath with 'Aqua' electric shower. Pedestal wash hand basin. Strip light with shaver point. Double glazed window.

#### **SEPERATE WC**

Close coupled suite. Double glazed window.

#### **COMMUNAL GARDENS**

Delightful walled communal gardens. Majority laid to lawn with mature shrubs and bushes.

#### **Required Information**

Length of lease: 138

Service charge: Two payments of £1051.74 per year

Annual ground rent: Peppercorn

Council tax band: B

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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



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