



TOWN FLATS



01323 416600

Leasehold



2 Bedroom



1 Reception



1 Bathroom

£195,000



13 Willingdon Court, The Triangle, Willingdon, BN20 9NH

Favourably located in Willingdon Triangle just yards from nearby shops, the Village restaurants and other amenities, this spacious first floor maisonette has two double bedrooms and a large sitting/dining room. Approached via a private entrance, there is a landing area with a generous amount of storage and a fitted kitchen and bathroom/wc are also included. Double glazing and electric storage heaters extend throughout. Wonderful views towards the South Downs can be enjoyed from the rear. Willingdon School and Polegate High street with its High street shops and mainline railway station are also easily accessible.



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info@townflats.com

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The Triangle,
Willingdon, BN20 9NH

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Main Features

- Spacious & Well Presented Willingdon Maisonette
- 2 Bedrooms
- First Floor
- Sitting/Dining Room
- Fitted Kitchen
- Modern Bathroom/WC
- Double Glazing

Entrance

Double glazed door to -

Entrance Lobby

Understairs cupboard. Stairs to first floor landing.

Landing

Store cupboard. Carpet. Double glazed window to front aspect. Door to -

Inner Hallway

Wall mounted electric storage heater and airing cupboard.

Sitting/Dining Room

16'2 x 12'2 (4.93m x 3.71m)

Wall mounted electric storage heater. Open fireplace with mantel above and tiled surround. Carpet. Double glazed window to front aspect.

Fitted Kitchen

12'0 x 7'10 (3.66m x 2.39m)

Range of units comprising double drainer sink unit with part tiled walls and surrounding worksurfaces with cupboards and drawers under. Inset 4 ring electric hob and integrated oven. Space for fridge/freezer. Plumbing and space for washing machine. Range of wall mounted units. Larder style cupboard. Double glazed window to rear aspect.

Bedroom 1

14'8 x 9'11 (4.47m x 3.02m)

Wall mounted electric storage heater. Carpet. Double glazed window to front & side aspects.

Bedroom 2

10'2 x 8'2 (3.10m x 2.49m)

Carpet. Double glazed window to side aspect.

Modern Bathroom/WC

White suite comprising panelled bath with chrome mixer tap and wall mounted shower. Pedestal wash hand basin. Low level WC. Part tiled walls. Frosted double glazed window.

EPC = E

Council Tax Band = B

THE VENDOR HAS ADVISED US OF THE FOLLOWING DETAILS. WE HAVE NOT INSPECTED THE LEASE NOR SEEN MAINTENANCE ACCOUNTS TO VERIFY THIS INFORMATION.

Ground Rent: N/A

Maintenance: £270 per quarter PLUS £244.29 per annum for building insurance contribution

Lease: 189 years from 1960. We have been advised of the lease term, we have not seen the lease

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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.