



18 Richmond Court, Wykeham Road, Worthing, BN11 4JB

Asking Price £240,000

A very spacious first floor two bedroom FREEHOLD apartment within this quiet cul-de-sac. Being located close to Worthing town centre and Worthing mainline railway station which is within a one mile radius. The bright accommodation comprises living room, fitted kitchen, two double bedrooms, bathroom and a separate wc. Benefits include gas central heating, double glazed windows, a good sized front garden and a single garage with off street parking. No onward chain.



# 18 Richmond Court, Wykeham Road, Worthing, BN11 4JB

## Ground floor

Own private entrance to:

## Entrance lobby

Stairs to the first floor.

## First floor hallway

Airing cupboard with shelving, storage cupboard and access to the loft space.

## Lounge

18'4 x 11'7 (5.59m x 3.53m)

Radiator, double glazed windows and wall lighting.

## Kitchen

11'2 x 7'6 (3.40m x 2.29m)

A range of wall and base units with work surfaces incorporating a stainless steel sink unit, built in four burner gas hob with oven & grill under and extractor fan over. Plumbing for washing machine, space for tall fridge/freezer, double glazed double aspect windows, tiled splash back and a wall mounted Worcester gas boiler.

## Bedroom 1

12'4 x 11'7 upto wardrobe (3.76m x 3.53m upto wardrobe)

Radiator, double glazed windows overlooking the front gardens, fitted wardrobes with storage space over and wall lighting.

## Bedroom 2

11'2 x 10'3 (3.40m x 3.12m)

Built in wardrobe, radiator, double glazed windows and wall lighting.

## Bathroom

A coloured suite comprising panelled bath with shower attachment, pedestal wash basin, heated towel rail, part tiled surround and a double glazed window.

## Separate wc

A low level wc, radiator and a double glazed window.

## Outside

## Front garden

Mainly laid to lawn with an array of mature trees and shrubbery, being of a westerly aspect.

## Garage

With an up and over door accessed via a shared driveway.

## Agents note

This is a FREEHOLD property.

## Disclaimer

MORTGAGE ADVICE - MORRISSEYS ARE ABLE TO OFFER INDEPENDENT ADVICE AT COMPETITIVE RATES NB: No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. Room Measurements Are Given For Guidance Only And Should Not Be Relied Upon When Ordering Such Items As Furniture, Carpets Or Appliances. No liability is Taken for any Error, Omission or Misstatement. The Agents Have Not Tested Any Apparatus, Equipment, Fittings Or Services So Cannot Verify That They Are In Working Order. A party Must rely on its own Inspections and the Buyer Is Advised To Obtain Verification From Their Solicitor Or Surveyor on the Freehold/leasehold status of the property. MORRISSEYS OFFER A FULLY COMPREHENSIVE LETTING SERVICE AND ARE ABLE TO ADVISE YOU FREE OF CHARGE THE APPROXIMATE RENTAL VALUE OF THIS PARTICULAR PROPERTY. VIEWING STRICTLY BY APPOINTMENT WITH MORRISSEYS.

