



17 Princess Court | Lincett Avenue | Worthing | West Sussex | BN13 1AY

**Asking Price Of £160,000**







We are pleased to be able to offer a purpose built flat to the market. The property is located in a purpose built block on the third floor. There is a double bedroom, dual aspect lounge, separate kitchen and bathroom.





## Key features:

- Purpose Built Flat
- Passenger Lift to Third Floor
- One Bedroom
- Dual Aspect Lounge/ Diner
- Separate Kitchen
- Bathroom
- Garage in Compound
- Close to Local Transport Links

 1 Bedrooms

 1 Bathroom

 1 Living Room

**INTERNAL** Communal entrance with stairs and lift rising to third floor. Front door leading into the entrance hall which has access to two storage cupboards. The lounge/ diner is dual aspect with a door leading into the kitchen. The kitchen has wooden wall and base units with spaces for all appliances, sink, drainer and south facing window looking over the allotments. The bedroom measures 11ft x 11'4ft, the bathroom comprises of bath with shower over, wash hand basin and WC.

**EXTERNAL** Communal gardens surround the property. The garage can be found in the compound.

**SITUATED** in the popular Tarring area within half a mile of Tarring Village which offers shops, café, restaurant, popular pubs and Tarring park. Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is approximately two miles away. The nearest train station is West Worthing which is approximately one mile away. Bus services run just outside the property,

**COMMUNAL ENTRANCE  
ENTRANCE HALL**

**LOUNGE/ DINER** 14' 2" x 10' 11" (4.32m x 3.33m)

**KITCHEN** 10' 4" x 7' 5" (3.15m x 2.26m)

**BEDROOM** 11' x 11' 4" (3.35m x 3.45m)

**BATHROOM**

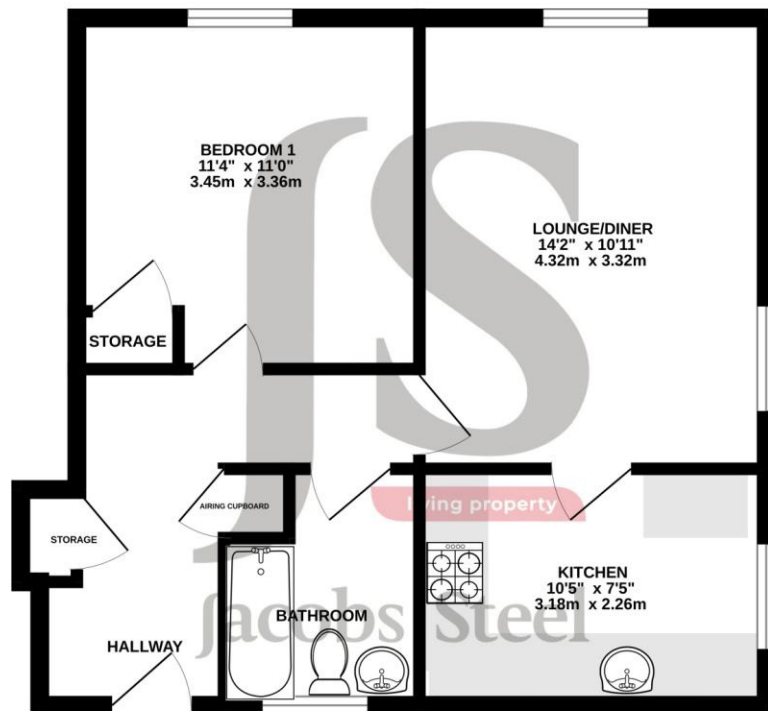
**TENURE** Leasehold: 89 years remaining  
Service Charge: Approx £500-£900 per annum.  
Ground Rent: £10 per annum.

**COUNCIL TAX BAND A**



To book a viewing contact us on: 01903 506080 | [info@jacobs-steel.co.uk](mailto:info@jacobs-steel.co.uk) | [jacobs-steel.co.uk](http://jacobs-steel.co.uk)

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.  
Made with Metropix ©2023



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71   c	78   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Property Details:

Floor Area: 47 sq ft (4 sq m) – Floor area is quoted from the EPC

Tenure: Leasehold

Council Tax: Band A

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.