



6 Waverley Court | Rowlands Road | Worthing | West Sussex | BN11 3JD

Offers In Excess Of **£280,000**





We are delighted to be able to offer for sale a well presented, purpose built, first floor flat. The property has a 19ft south facing lounge/ dining room, refitted kitchen, two double bedrooms, refitted shower room, separate WC and garage in a compound. The property is also under half a mile away from Worthing Town Centre.



Key features:

- First Floor Purpose Built Flat
- Two Double Bedrooms
- 19ft Lounge/ Dining Room
- Refitted Kitchen
- Refitted Bathroom & Separate WC
- Garage In Compound
- Long Lease
- Communal Gardens
- Worthing Seafront Is Under a Quarter Of A Mile Away.

 2 Bedrooms

 1 Bathroom

 1 Living Room

INTERNAL Communal entry phone system leading into the communal entrance with stairs and lift to the first floor, private front door leading into the entrance hall which has doors to all rooms and two storage cupboards. The south facing lounge/ dining room measures a generous 19' 8 ft x 13' 2ft with dual aspect windows. The kitchen has recently been refitted with modern wall and base units with spaces for oven, extractor over, washing machine, fridge/ freezer, sink with drainer and larder cupboard. The two bedrooms are both doubles and both benefit from built in wardrobes. There is a refitted shower room comprising of a walk in shower with glass screen, wash hand basin, WC and the shower room has been fully tiled the property also benefits from a separate WC.

EXTERNAL Externally the property benefits from a garage in the compound and visitors parking. There are well maintained gardens surrounding the building.

SITUATED Situated in a popular area of West Worthing close to Worthing Seafront which is under a quarter of a mile away, local

amenities can be found on Heene Road just a short walk from the property. Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is approximately 0.44 miles away. The nearest station is West Worthing which is approximately 0.77 miles away. Bus services run nearby.

COMMUNAL ENTRANCE

ENTRANCE HALL

LOUNGE/ DINING ROOM 19' 8" x 13' 2" (5.99m x 4.01m)

KITCHEN 10' 4" x 10' (3.15m x 3.05m)

BEDROOM ONE 16' 3" x 8' 9" (4.95m x 2.67m)

BEDROOM TWO 12' 2" x 9' 11" (3.71m x 3.02m)

SHOWER ROOM

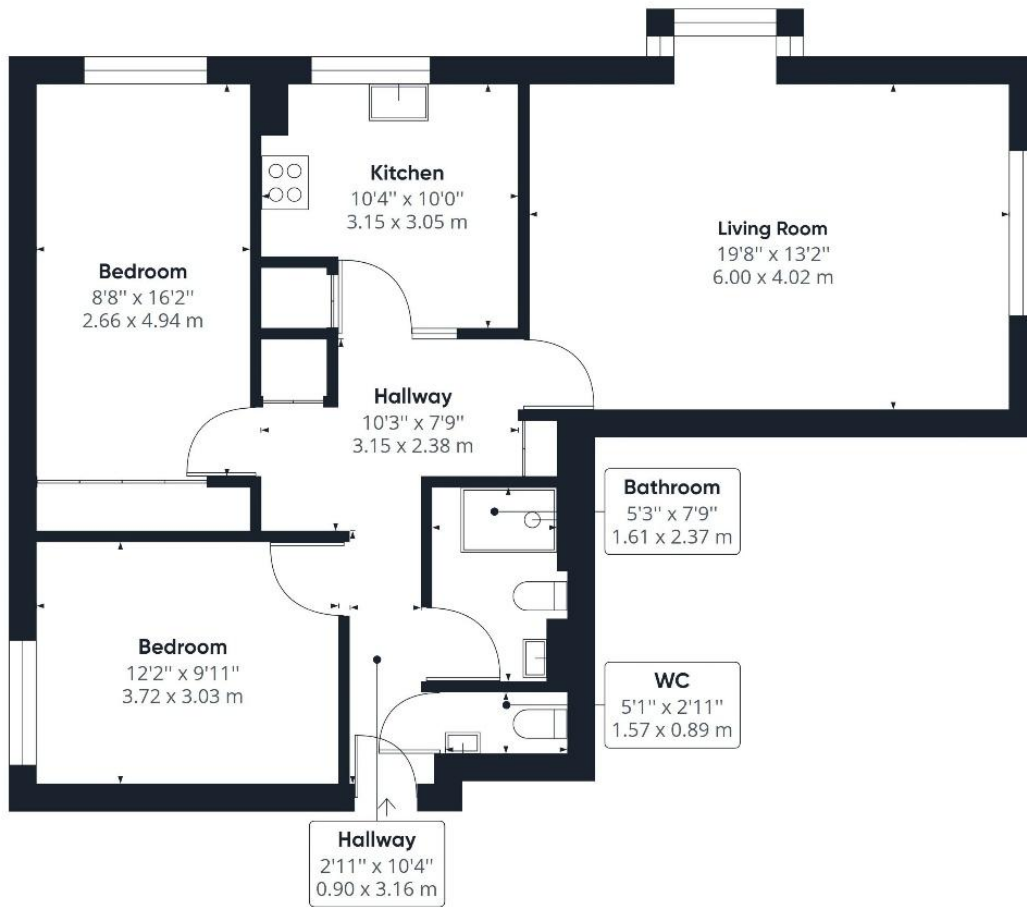
SEPERATE WC

GARAGE No 6

TENURE Lease: 147 years remaining

Service Charge: £2520 per annum, includes water rates and ground rent.





Approximate total area⁽¹⁾
833.77 ft²
77.46 m²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	77 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property Details:

Floor Area: 82 sq ft (8 sq m) – Floor area is quoted from the EPC

Tenure: Leasehold

Council Tax: Band C

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.