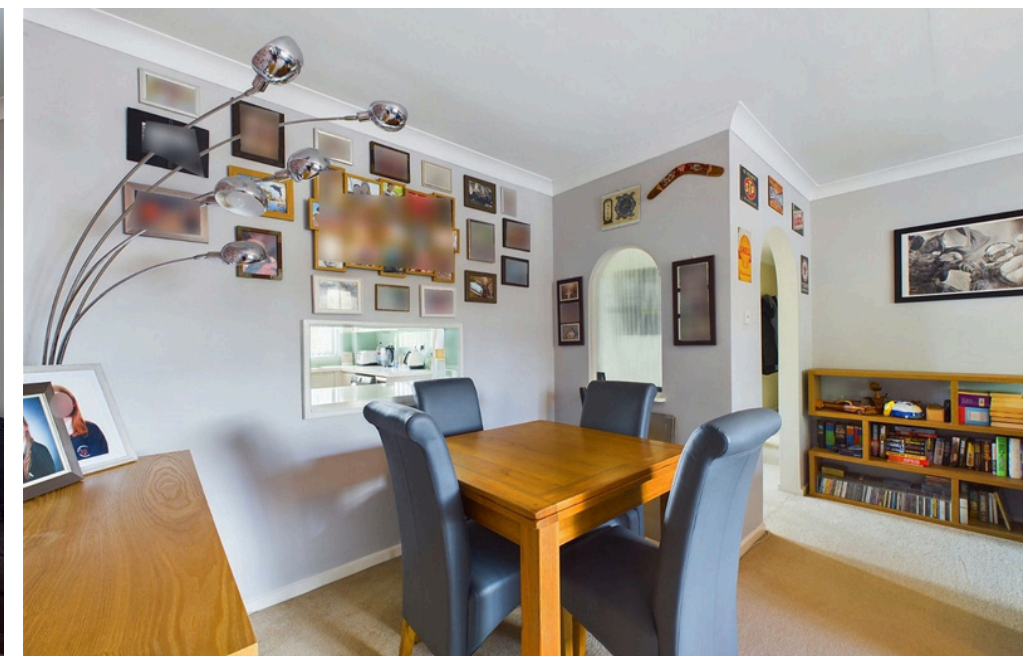




Harley Court, Downview Road, Worthing, BN11 4QT  
Asking Price £275,000



We are pleased to be able to offer a first floor, purpose built apartment. The property offers two double bedrooms, west facing lounge/ dining room, modern fitted kitchen, shower room and separate WC. The apartment also benefits from communal gardens and garage in compound.



## Key Features

- Purpose Built First Floor Flat
- Two Bedrooms
- Modern Refitted Kitchen
- Spacious West Facing Lounge with Dining Space
- Garage In Compound
- Communal Gardens
- Modern Shower Room
- Separate WC
- Long Lease
- Close to West Worthing Station



**2 Bedrooms**



**1 Bathrooms**



**1 Reception Room**

### INTERNAL

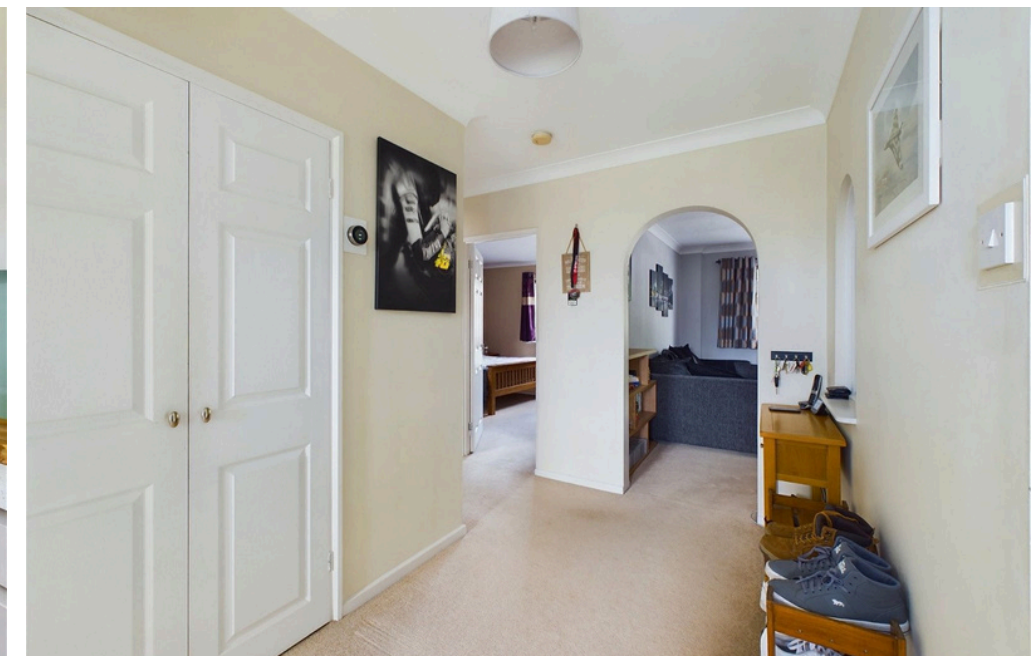
Security entry phone system, with stairs rising to the first floor. Front door leading into the good size entrance hall with access to all rooms and storage cupboards. The property benefits from two double bedrooms with the primary bedroom being a very good size. The lounge/ dining room is west facing and offers a very useful serving hatch into the kitchen. The modern kitchen benefits from wall and base units, integrated dishwasher, built in oven, electric hob, slimline wine fridge, space for fridge/ freezer space and plumbing for washing machine, sink and drainer. The apartment offers a separate WC and the shower room is located just next door.

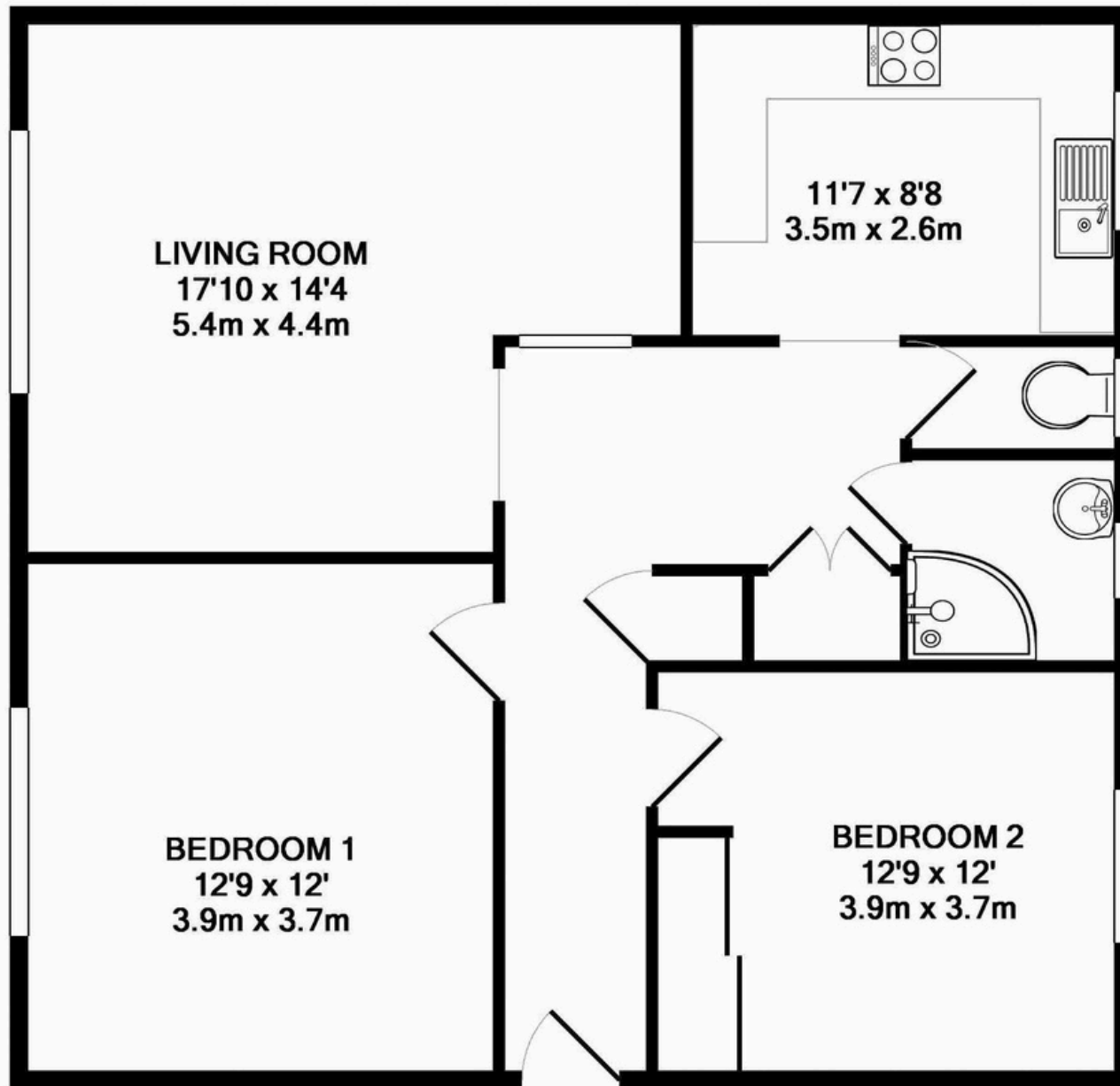
### EXTERNAL

The property offers wonderfully kept communal gardens, and garage in the compound. Non allocated parking. The property also benefits from a good size storage cupboard just outside of the apartment door.

### LOCATION

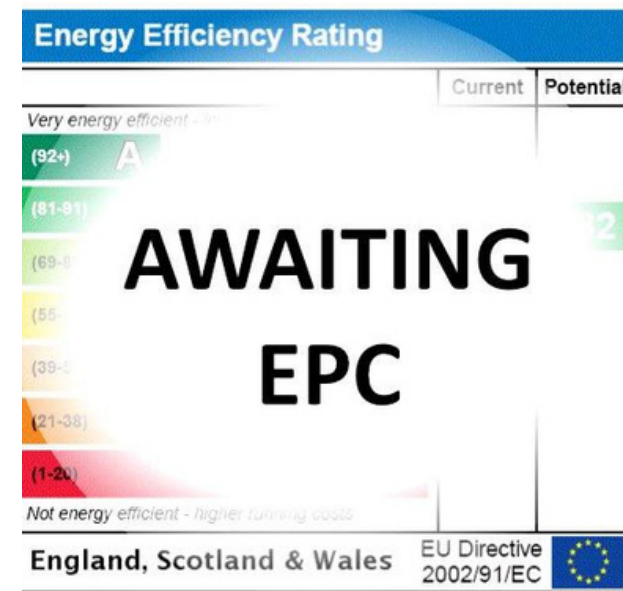
Worthing Town Centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is under half a mile away. The nearest station is West Worthing which is under half a mile away. Bus services run nearby.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Whilst we endeavour to make our property particulars accurate and reliable, we have no liability for a mistake. 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 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.



## Property Details:

Floor area (as quoted by EPC: TBC sqm)

Tenure: LEASEHOLD

Council tax band: B