



Wilmington Court, Bath Road, Worthing, BN11 3QN
Guide Price Of £240,000



We are delighted to offer a ground floor purpose built apartment. The property offers two double bedrooms, south facing lounge/ dining room, fitted kitchen, bathroom and separate WC. The property offers a south facing patio overlooking the well kept communal gardens.



Property details: Wilmington Court, Bath Road, Worthing, BN11 3QN

Key Features

- Ground Floor Flat
- Two Double Bedrooms
- South Facing Lounge
- South Facing Patio
- Fitted Kitchen
- Bathroom & Separate WC
- Garage in Compound
- Well Kept Communal Gardens
- Walking Distance to Worthing Seafront
- Residents & Visitors Parking



2 Bedrooms



1 Bathrooms



1 Reception Room

INTERNAL

Communal entrance with security entry phone system. Front door leading into the entrance hall with doors to all rooms and access to storage and airing cupboard. The lounge is south facing benefitting from a door leading out to the south facing patio. The kitchen comprises of white wall and base units with built in oven, hob, space and plumbing for washing machine, space for fridge/ freezer, sink and drainer. Bedroom one is a good size with south facing window and built in wardrobe. Bedroom two also benefits from a built-in wardrobe. The bathroom offers bath with mixer taps and wash hand basin. The WC is separate and is located just off the entrance hall.

EXTERNAL

South facing patio overlooking the well-kept communal gardens. The property offers residents and visitors parking. The flat also benefits from a garage in the compound.

SITUATED

On Bath Road this property is less than 350 yards away from Worthing Seafront. The closest train station is West Worthing positioned 0.7 miles at the top of Grand Avenue. Regular bus routes run along Grand Avenue and West Parade. West Worthing high street which offers convenience stores, eateries, pharmacies and banks is 0.6 miles away. Worthing town centre with its comprehensive shops, restaurants and theatres is approximately 1 mile away.

TENURE

Leasehold: 138 years remaining

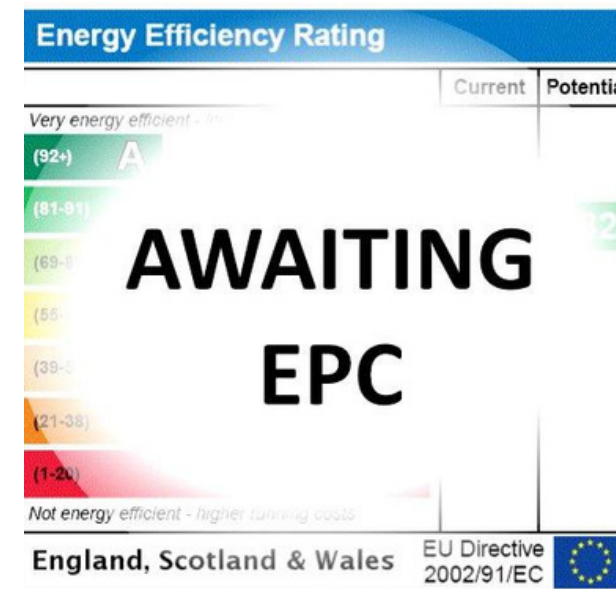
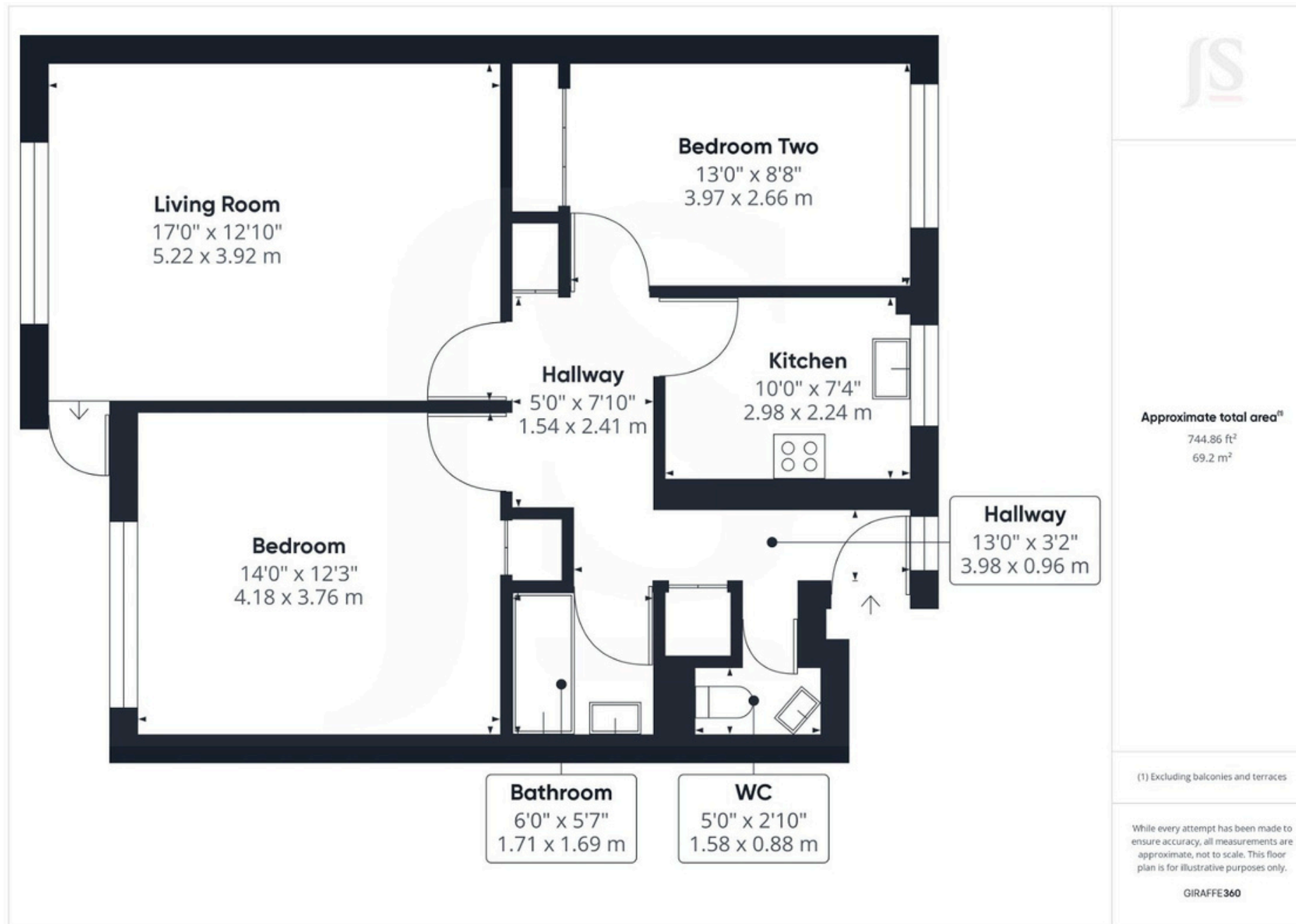
Service Charge: £3043 per annum (inc reserve fund contribution)

Ground Rent: nil

Garage: £326 (inc reserve fund contribution)

Council Tax Band C





Property Details:

Floor area (as quoted by EPC: 75 sqm)

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.