



Osmonde Court | Westcourt Road | Worthing | BN14 7DL
Offers Over £265,000



Jacobs Steel are delighted to offer for sale this immaculately presented first floor apartment positioned in this highly sought after development in this popular and quiet residential road in Broadwater; close to local shops, amenities and mainline train station. This spacious home boasts two double bedrooms, south facing lounge/diner, modern fitted kitchen, contemporary bathroom suite, private entrance and brick built garage. The property will be sold vendor suited and with a long lease.

Key Features

- Spacious First Floor Apartment
- Two Double Bedrooms
- South Facing Lounge/Diner
- Modern Fitted Kitchen
- Contemporary Bathroom
- Brick Built Garage & Off Road Parking
- Private Entrance
- Long Lease
- Vendor Suited
- Close To Local Shops, Amenities & Mainline Train Station



2 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

A staircase leads to the apartments private entrance, where another staircase rises to the large and welcoming entrance hall with doors to all rooms and two storage cupboards. Positioned to the front of the development, is the lounge/diner which measures 12'11" x 14'6", offering ample space for various living and dining room furniture, including a sofa, dining room table and storage. This room boasts a large double glazed window, which faces due south-east, allowing for a wealth of natural daylight to flood this spacious room. Measuring 10'7" x 12'0" is the main double bedroom, which benefits from two large, fitted storage cupboards. This bright room also benefits from a light and airy aspect, creating a pleasant space to relax and enjoy the morning sunshine. The second double bedroom measuring 9'5" x 10'3" is also large enough to comfortably accommodate a double bed. There is a large opening with leads to a convenient alcove, perfect for a multitude of different purposes, including a walk-in wardrobe or separate office space. The modern fitted kitchen has been cleverly designed with an array of white floor and wall mounted units with integrated appliances which include, fridge/freezer, hob and eye-level oven. This room has been finished to a contemporary standard with white units, silver handles and wooden-effect worktops. The three-piece bathroom suite has been fitted with a bath with rainfall shower over, wash hand basin and W/C. This generously sized apartment has been finished to an exceptional standard and an internal viewing of this desirable home is highly recommended.

EXTERNAL

Positioned to the side of the development is the brick built garage with an allocated parking space positioned in front of it, which is essential in this popular Broadwater location.

LOCATION

Located in the popular Broadwater area and conveniently positioned within easy reach of local shops on nearby South Farm Road and Broadwater's main shopping parade. The area is popular with families as it falls within sought after school catchment areas, including Broadwater CofE Primary. Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is less than one mile away. The nearest station is Worthing mainline less than 300 metres away, with other transport links running nearby.

Council Tax Band: B

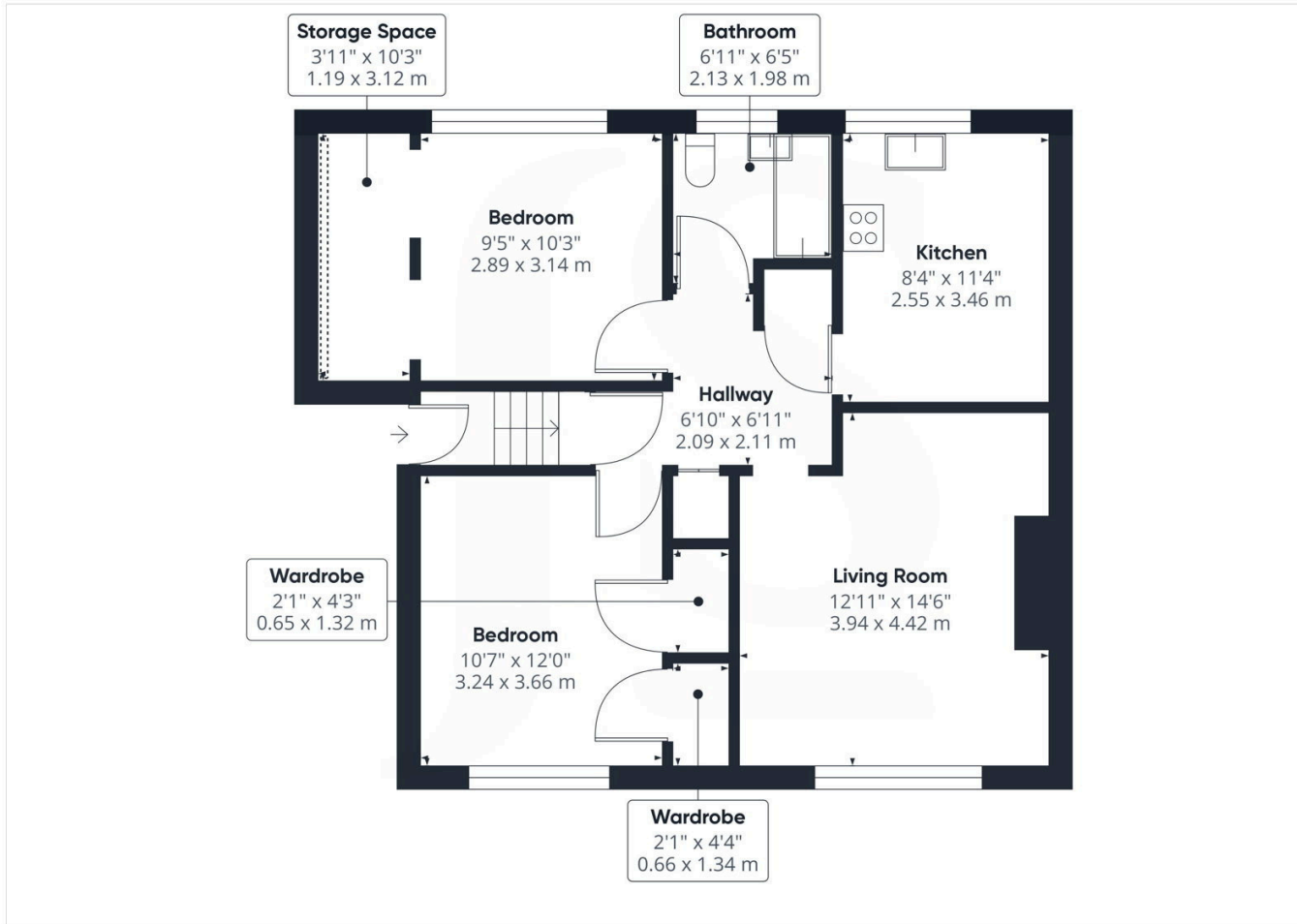
Tenure: Leasehold

Lease Length: 119 Years

Maintenance: £1598 Per Annum

Ground Rent: £200 Per Annum





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	72	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Property Details:

Floor area *as quoted by EPC: (tbc) SqFt

Tenure: Leasehold

Council tax band: B

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.