



Half Moon Court | Half Moon Lane | Salvington | Worthing | BN13 2EJ

Guide Price Of **£180,000**





We would like to present this first floor purpose built flat with allocated parking space. One double bedroom, spacious lounge/diner/kitchen, storage cupboard, modern bathroom. Being sold chain free and new lease to 172 years upon completion.



## Key features:

- First Floor Flat
- One Double Bedroom
- Purpose Built
- Spacious Lounge/Diner/Kitchen
- Modern Bathroom
- Popular Area
- Storage Cupboard & Loft Space
- Allocated Parking Space
- Close to Local Amenities
- Chain Free

 1 Bedroom

 1 Bathroom

 1 Living Room

**INTERNAL** Secure entry system into a communal hallway leading upstairs to the property. Entrance hall with built in storage cupboard and airing cupboard. West facing open plan lounge/diner/kitchen area with two double glazed windows allowing plenty of light. The kitchen area has base and wall units with worktop over, inset sink, built in cooker, gas hob, integral washing machine, space for fridge/freezer and breakfast bar to allow seating. Double bedroom, modern bathroom suite with panelled bath, wash hand basin and wc.

**EXTERNAL** Private car park for residents at the back of the property, allocated parking space.

**TENURE** Leasehold will be renewed upon completion  
Ground Rent £300 per annum  
Maintenance £771.58 per annum

**SITUATED** Located in the popular and desired Offington Borders area of Worthing. Close to local shops and amenities in Selden Parade, Thomas A'Becket and Findon Valley. The property is ideally located for commuting to London via the A24 and Brighton & Chichester via the A27. Bus routes nearby. Worthing's town centre is just a few miles away where its excellent range of shops, bars, restaurants and the mainline train station can be found.

**ENTRANCE HALL** 7' 3" x 7' 1" (2.21m x 2.16m)

**LOUNGE/KITCHEN/DINER** 16' 3" x 14' 8" (4.95m x 4.47m)

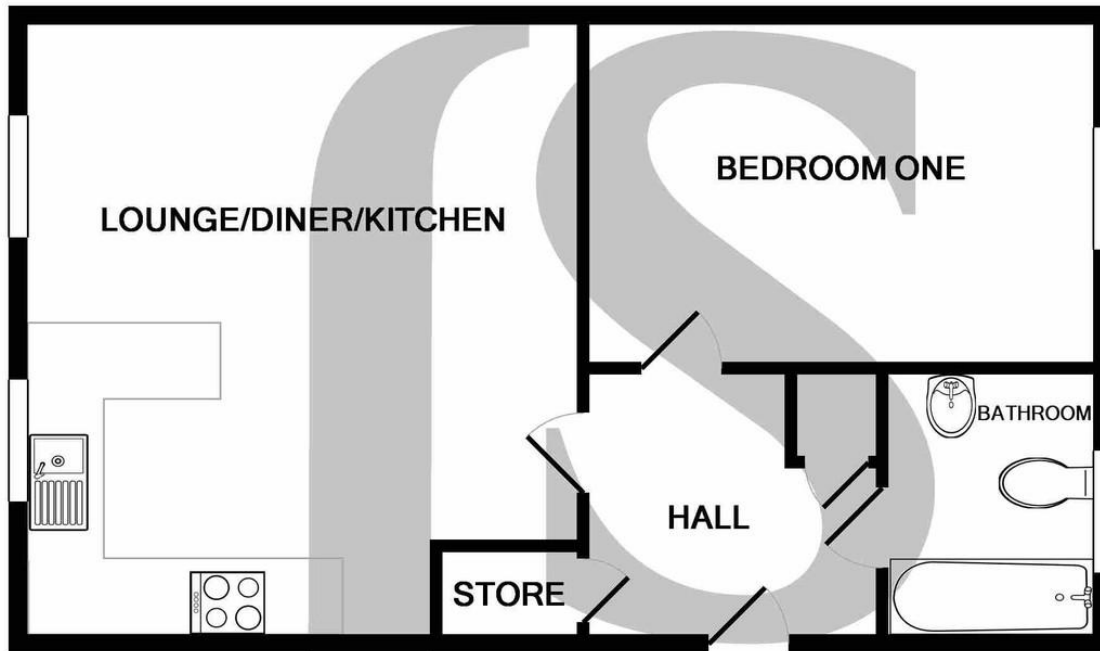
**BEDROOM** 13' 5" x 8' 9" (4.09m x 2.67m)

**BATHROOM/WC** 7' 1" x 5' 9" (2.16m x 1.75m)

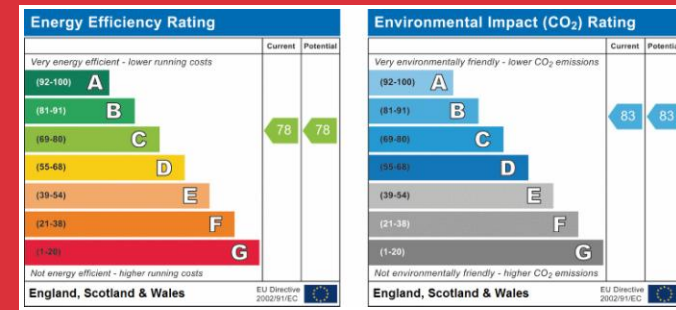
**OFF ROAD PARKING SPACE**

**COUNCIL TAX** Band A





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  
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## Property Details:

Floor Area: 441 sq ft (41 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.