



27 Norfolk Court | Worthing | West Sussex | BN11 4ED

Guide Price Of **£210,000**



We are delighted to offer for sale this deceptively spacious top floor apartment forming part of the popular residential development in Victoria Park Gardens close to shops, amenities, mainline train station and Victoria Park. This well proportioned apartment boasts two double bedrooms, large west facing lounge/diner with 'Juliet' balcony, fitted kitchen & bathroom, long 173 year lease, brick built garage and is sold with no ongoing chain.



Key features:

- Top Floor Balcony Apartment
- Two Double Bedrooms
- Large West Facing Lounge/Diner
- Juliet Balcony
- Fitted Kitchen & Bathroom
- Brick Built Garage
- Long 173 Years Lease
- Quiet Residential Cul-De-Sac Location
- Close To Shops, Amenities & Mainline Train Station
- No Ongoing Chain

 2 Bedrooms

 1 Bathroom

 1 Living Room

INTERNAL A communal front door opens to the communal hallway with stairs rising to the top (second) floor. A private front door leads to the welcoming entrance hallway with doors to all rooms and a large storage cupboard. The lounge/diner measures a generous 16'10" x 10'11" and faces west making this a lovely light, airy room with plenty of space for both lounging and dining. A Juliet balcony is accessed from the lounge/diner via large double doors and has a westerly aspect. The kitchen which has been fitted with a full range of floor and wall mounted units with space and provisions for white goods along with two large built in cupboards. Across the hallway and facing east are the two double bedrooms, the main bedroom measures a generous 13'3" x 8'10" and the second double bedroom benefits from fitted wardrobes. The bathroom has been fitted with a bath with shower over and a hand wash basin with the separate w/c positioned adjacently.

EXTERNAL Surrounding the development are well tended communal gardens with unallocated permit street parking located to the front of the building in a quiet cul-de-sac. The property also benefits from a Juliet balcony accessed from the lounge/diner and a brick built garage situated in an adjoining compound.

SITUATED In the Poets District of Worthing this popular residential street of period properties is ideally situated for the town centre and providing easy access to Worthing mainline railway station and Worthing seafront. There are local amenities close by on Tarring Road, including a local supermarket. Victoria Park recreational ground is situated in front of the property and offers a space for families and dog walkers to enjoy.

TENURE Leasehold

Lease: 173 Years Remaining

Maintenance: £2066.55 per annum

Ground rent: Peppercorn

ENTRANCE HALLWAY

LOUNGE/DINER 16' 10" x 10' 11" (5.13m x 3.33m)

KITCHEN 11' 7" x 5' 7" (3.53m x 1.7m)

BEDROOM ONE 13' 3" x 8' 10" (4.04m x 2.69m)

BEDROOM TWO 9' 10" x 7' 8" (3m x 2.34m)

BATHROOM

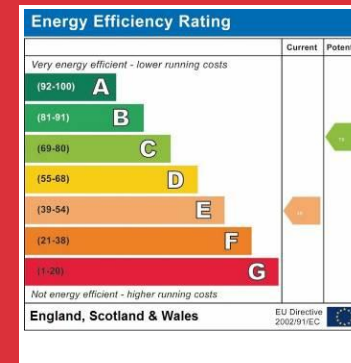
SEPARATE WC



TOP FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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: 614 sq ft (57 sq m) – Floor area is quoted from the EPC

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.