



9 Westlake Gardens | Worthing | West Sussex | BN13 1LF
Offers In Excess Of **£240,000**





Jacobs Steel are delighted to offer for sale this well presented and deceptively spacious ground floor apartment in the popular and quiet residential development of Westlake Gardens. The property boasts two double bedrooms, large lounge/diner with bay window and views overlooking the lakes, modern kitchen & shower room, residents parking and is being sold with a new lease on completion.



Key features:

- Two Double Bedrooms
- Ground Floor Apartment
- Lounge/Diner with Bay Window
- Views Overlooking Lake
- High Spec Kitchen
- Refitted Shower Room
- Dual Aspect Lounge
- Ample Storage
- Popular & Quiet Residential Location
- Fitted Wardrobes

 2 Bedrooms

 1 Bathroom

 1 Living Room

INTERNAL The property which has been tastefully modernised by the current owners boasts a generous dual aspect 'L' shaped lounge with bay window and also views of the lake through the northside window. The kitchen has been refitted to a high specification with black granite effect worktop & gloss off white handle less cupboards, built in appliances including a Neff slide and hide oven, ceramic hob, slimline dishwasher, combination microwave and fridge freezer. There are two double bedrooms with bespoke fitted wardrobes, bathroom with electric shower and screen. There are two large storage cupboards off the lounge and there is a separate large, lockable storage cupboard in the communal hallway.

EXTERNAL Westlake Gardens is surrounded by beautifully maintained communal gardens with a central lake overlooked by the apartment. There are also unallocated parking spaces immediately outside the block.

SITUATED In the sought after Tarring area with local shops being

available at Tarring village. The property also falls within the popular Thomas A Becket School catchment area. The development is approximately 1 mile from West Worthing station and 0.5 miles from Tarring village centre. The A27 is within a few minutes' drive and main bus routes run along close by Littlehampton Road. Worthing town centre is approximately 2 miles away and offers a range of amenities such as restaurants, theatres, cinemas and leisure facilities.

TENURE Leasehold: New lease on completion (approx. 130 years)

Maintenance: £1872 per annum

Ground Rent: Peppercorn

HALL

LOUNGE/DINER 18' 6" x 17' 1" (5.64m x 5.21m)

KITCHEN 8' 8" x 7' 1" (2.64m x 2.16m)

BEDROOM 1 11' 1" x 10' 1" (3.38m x 3.07m)

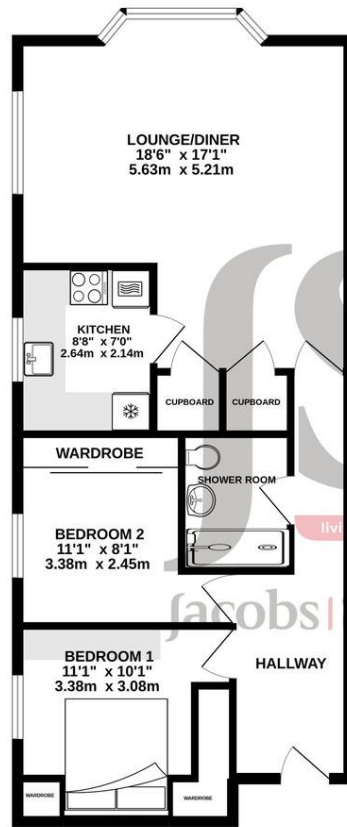
BEDROOM 2 11' 1" x 8' 1" (3.38m x 2.46m)

SHOWER ROOM 7' 9" x 5' 4" (2.36m x 1.63m)

COUNCIL TAX BAND B

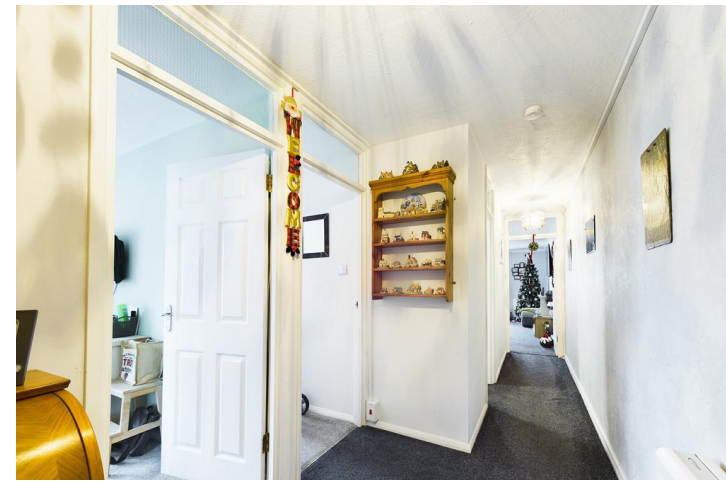


GROUND FLOOR
685 sq.ft. (63.7 sq.m.) approx.



TOTAL FLOOR AREA: 685 sq.ft. (63.7 sq.m.) approx.

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E	47 E	
21-38	F		
1-20	G		

Property Details:

Floor Area: () – 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.