



Exeter Court | Pevensey Garden | West Worthing | West Sussex | BN11 5PN

Asking Price Of **£265,000**





A second floor purpose built flat with two double bedrooms, 20ft West facing lounge diner, kitchen and bathroom, West facing balcony and garage. The property benefits from a long lease and being sold chain free.



Key features:

- Purpose Built Flat
- Second Floor
- Two Double Bedrooms
- 20ft West Facing Lounge Diner
- Kitchen
- Bathroom
- West Facing Balcony
- Garage
- Long Lease
- Chain Free

 2 Bedrooms

 1 Bathroom

 1 Living Room

INTERNAL The communal entrance hall has stairs leading to the second floor. The entrance hall to the property has storage cupboards and doors to all rooms. There is a 20ft West facing lounge/diner providing a good reception / entertaining space with doors opening onto the balcony that overlooks the communal gardens. The kitchen has a range of fitted wall and base units, fitted worksurfaces, sink and drainer and space for cooker, fridge freezer and washing machine. There are two double bedrooms both benefiting from built in wardrobes. The bathroom suite comprises of panel enclosed bath with shower over, W.C and hand wash basin.

EXTERNAL The property benefits from having a garage in the compound and use of the well maintained communal gardens.

SITUATED In the popular development of Pevensey Garden, close to West Worthing seafront and 0.7 miles from West Worthing train station. Bus routes run on close by Grand Avenue and Mill Road and West Worthing high street with its eateries, convenience stores, banks and pharmacy is near by. Worthing town centre with its comprehensive shop, restaurants and theatres is approximately 1

mile away. Worthing Seafront and Marine Gardens are both approximately 0.3 miles away from the property.

ENTRANCE HALL

LOUNGE/DINER 20' 11" x 13' 9 max" (6.38m x 4.19m)

BALCONY

KITCHEN 9' 10" x 8' 8" (3m x 2.64m)

BEDROOM ONE 15' 11 max" x 12' 3" (4.85m x 3.73m)

BEDROOM TWO 13' 1" x 9' 2" (3.99m x 2.79m)

BATHROOM 8' 0" x 6' 9" (2.44m x 2.06m)

GARAGE

TENURE Leasehold - 935 years remaining

Maintenance - £1176 p.a approx

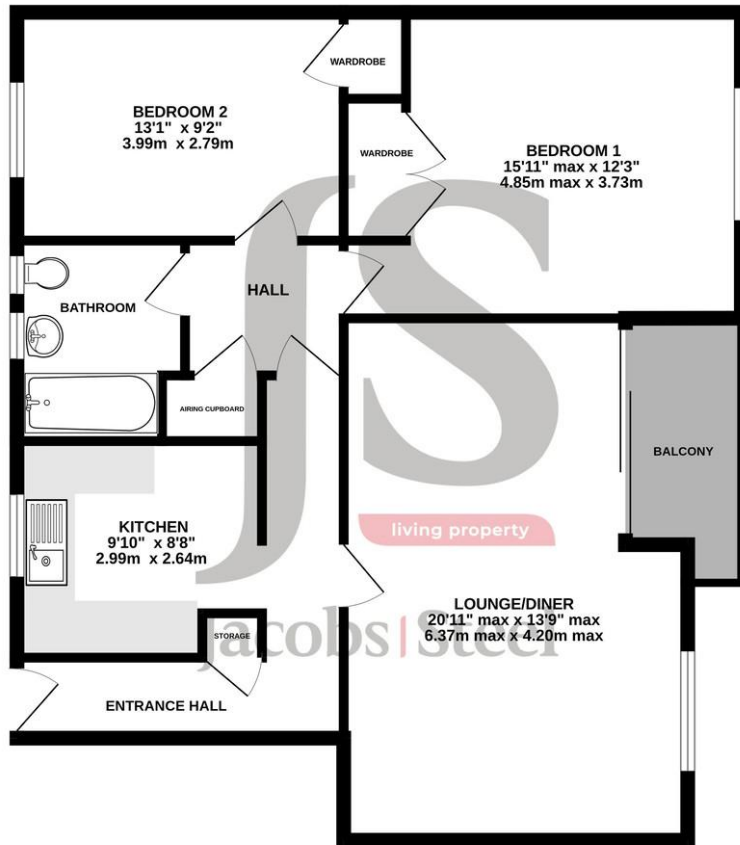
Ground rent - £10 p.a

MANAGING AGENTS: Jordan & Cook

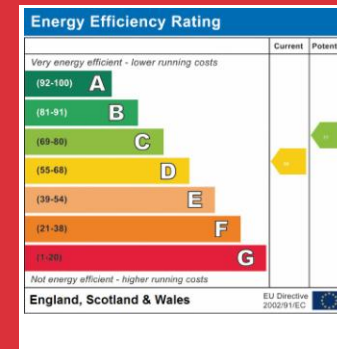
COUNCIL TAX Band C



GROUND 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.
Made with Metropix ©2023



Property Details:

Floor Area: 861 sq ft (80 sq m) – Floor area is quoted from the EPC

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.