



15 Harley Court | Downview Road | Worthing | West Sussex | BN11 4QT
Asking Price Of **£265,000**



We are delighted to be able to offer a purpose built, first floor flat. The property has two bedrooms, separate kitchen, west facing lounge, bathroom and WC. The property benefits from garage in compound, communal gardens and long lease on completion.



Key features:

- Purpose Built Flat
- Two Bedrooms
- First Floor
- West Facing Lounge/Diner
- Modern Kitchen
- Bathroom & Separate WC
- Communal Gardens
- Garage in Compound
- New Lease on Completion
- Chain Free

 2 Bedrooms

 1 Bathroom

 1 Living Room

INTERNAL Communal door leadings into the communal entrance with stairs rising to the first floor. Front door leading into the entrance hall with access to two storage cupboard and all rooms. There is a west facing lounge/diner and a modern fitted kitchen with a range of wall and base units and worksurfaces, integrated slimline dishwasher, space for a range of appliances and views over the communal gardens. There are two double bedrooms and a bathroom and separate WC. .

EXTERNAL There are well maintained communal gardens and unallocated parking to front of the development. There is an external storage cupboard in the communal hallway measuring 8'8ft x 3'3ft that houses the combi boiler and garage in the compound which measures 19'8ft x 8'3ft.

SITUATED Worthing Town Centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is under half a mile away. The nearest station is West Worthing which is under half a mile away. Bus services run nearby.

COMMUNAL ENTRANCE

ENTRANCE HALL

KITCHEN 8' 1" x 11' 7" (2.46m x 3.53m)

LOUNGE/ DINING ROOM 14' 5" x 17' 11" (4.39m x 5.46m)

BEDROOM ONE 12' 10" x 13' (3.91m x 3.96m)

BEDROOM TWO 9' 6" x 11' 11" (2.9m x 3.63m)

BATHROOM

STORAGE CUPBOARD 3' 3" x 8' 8" (0.99m x 2.64m)

GARAGE 8' 3" x 19' 8" (2.51m x 5.99m)

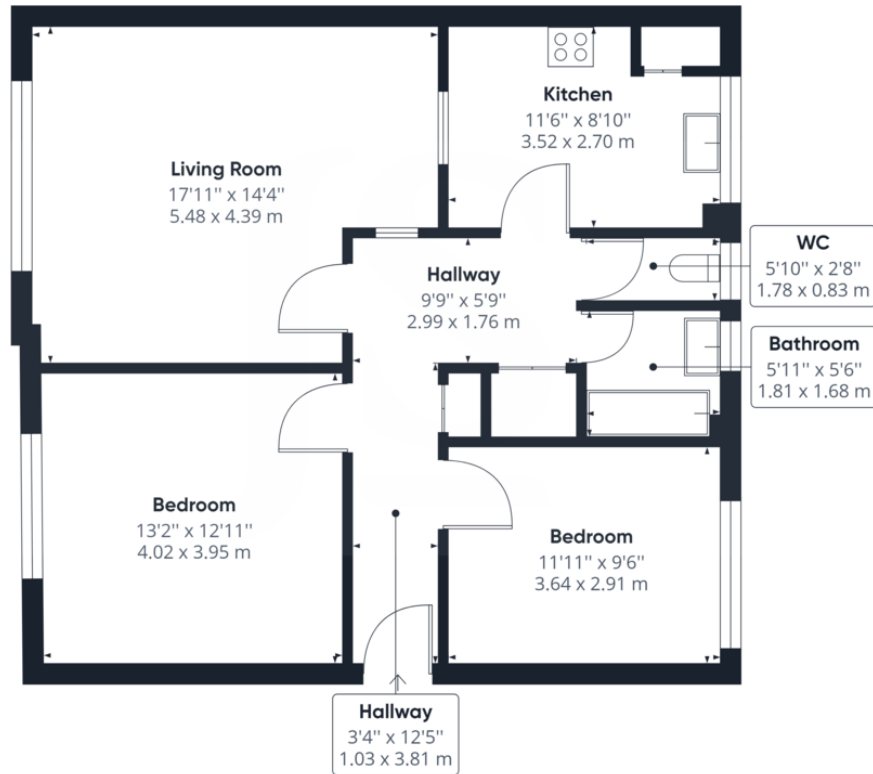
TENURE Lease: New Lease on Completion

Service Charge: £1355.92 per annum

Garage Maintenance: £53.56 per annum

Ground Rent: TBC





Approximate total area⁽¹⁾
802.71 ft²
74.57 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Property Details:

Floor Area: (TBC) – 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.

