



10 Bishops Court | Bishops Close | Worthing | West Sussex | BN14 7JS

Guide Price **£190,000**







We are delighted to be able to offer a well presented, first floor, purpose built flat to the market. The property has one double bedroom, lounge/diner, fitted kitchen and bathroom. The property benefits from one allocated parking space, communal gardens and being sold with no ongoing chain.



## Key features:

- First Floor Purpose Built Flat
- One Double Bedroom With Fitted Wardrobe
- Lounge/Diner With Garden Views
- Modern Fitted Kitchen & Bathroom
- Allocated Parking
- Well Kept Communal Gardens
- Secluded Cul De Sac In Popular Tarring
- Long Lease
- Chain Free
- 700 Yards To West Worthing Train Station

 1 Bedroom

 1 Bathroom

 1 Living Room

**INTERNAL** Communal entrance with stairs rising to the first floor. Front door leading into the entrance hall with access to all rooms and storage cupboard. The lounge/ diner measures 13'2ft x 11'11ft with views of the communal garden & Tarring rectory, and the fitted kitchen can be accessed from the entrance hall and lounge. The kitchen comprises of white storage cupboards, sink and drainer, space for oven, washing machine and fridge/ freezer. The bedroom measures 11'5ft x 13'2ft and benefits from a built in double wardrobe. The bathroom comprises of panelled bath with electric shower above, glass shower screen, wash hand basin, WC and airing cupboard.

**EXTERNAL** The property benefits from an allocated parking space to the rear of the building. There are well kept communal gardens surrounding the building

**SITUATED** In a quiet cul de sac in Tarring village, the property is just a short walk to Tarring park which offers children's playground, basketball courts and tennis courts. Pubs, coffee shops, doctors surgery and newsagents can be found in within minutes' walk. West Worthing railway station is 0.4 miles away and bus routes run along adjoining South Street.

**TENURE** Leasehold

Lease: 102 years remaining

Service Charge: £1200 per annum

Ground Rent: £40 per annum

**COMMUNAL ENTRANCE**

**ENTRANCE HALL**

**LOUNGE** 11' 11" x 13' 2" (3.63m x 4.01m)

**KITCHEN** 8' 6" x 6' 8" (2.59m x 2.03m)

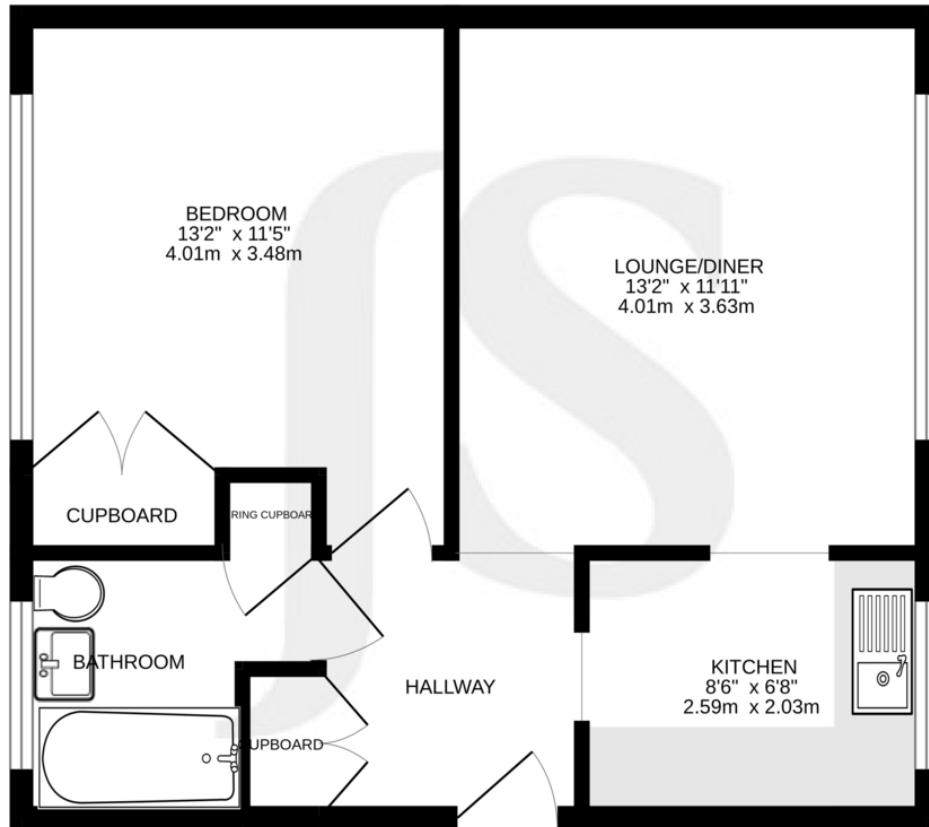
**BEDROOM** 11' 5" x 13' 2" (3.48m x 4.01m)

**BATHROOM**

**COUNCIL TAX BAND** A







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   C
55-68	D		
39-54	E	46   E	
21-38	F		
1-20	G		

## Property Details:

Floor Area: 474 sq ft (44 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.