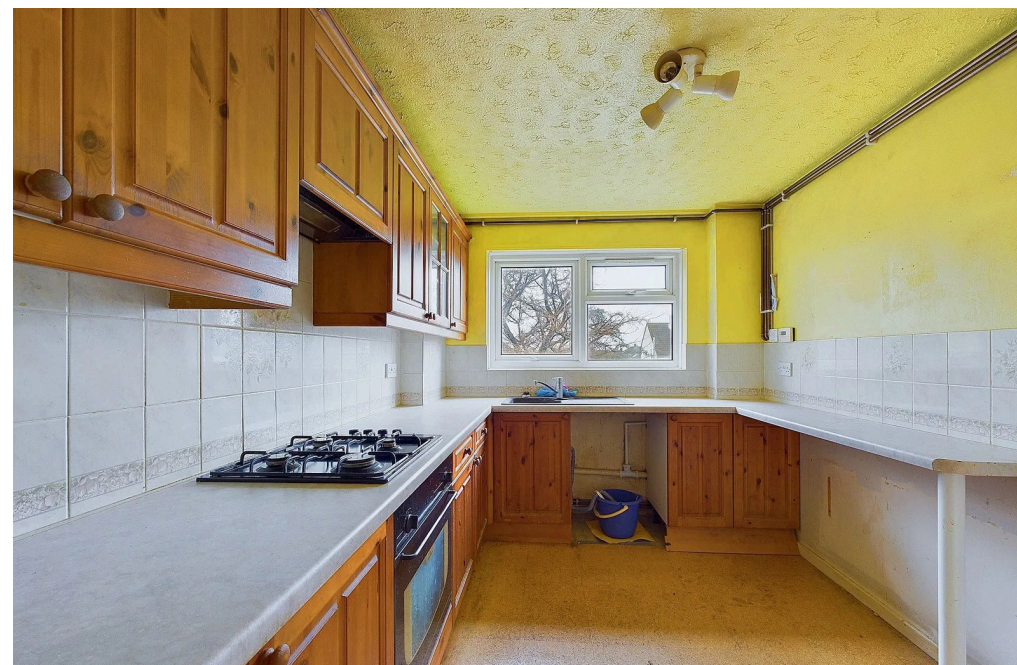




Merlin Court, Littlehamton Road | Worthing | BN13 1RQ
Guide Price **£210,000**



A spacious two double-bedroom flat featuring a west-facing balcony, off-road parking, and low maintenance charges. Being sold chain free.



Key Features

- First Floor Flat
- Two Double Bedrooms
- Lounge with West Facing Balcony
- Spacious Kitchen
- Shower Room
- Large Study
- Off Road Parking
- Chain Free
- Gas Central Heating
- Close to Local Amenities



2 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

This spacious home features a large west-facing living room with access to a private balcony, providing a perfect space to relax. The generously sized kitchen includes fitted units and space for appliances. There are two well-proportioned double bedrooms, along with an additional room ideal for use as a study. The shower room is also spacious, fitted with a shower, WC, and basin.

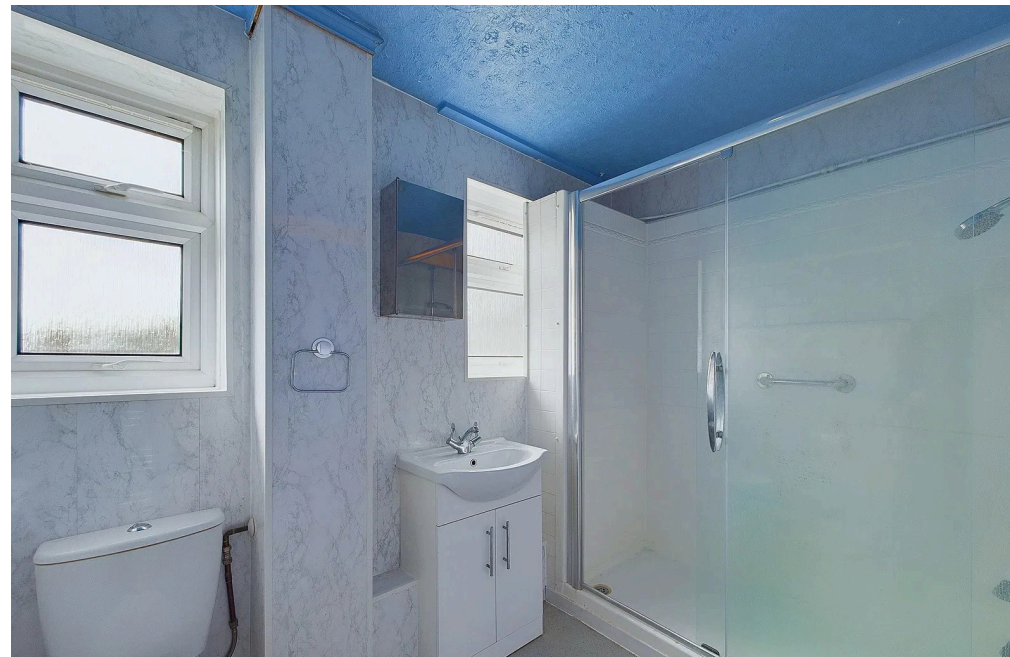
EXTERNAL

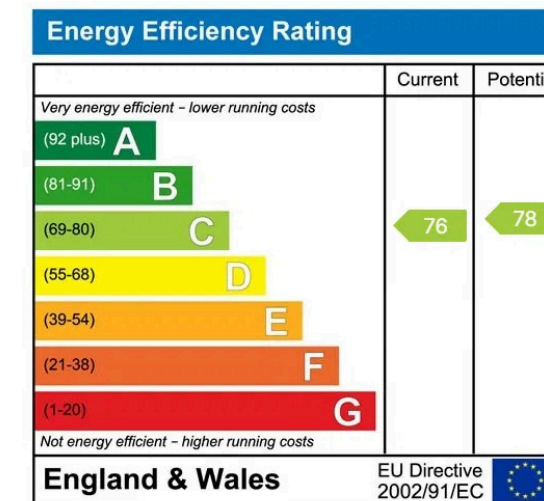
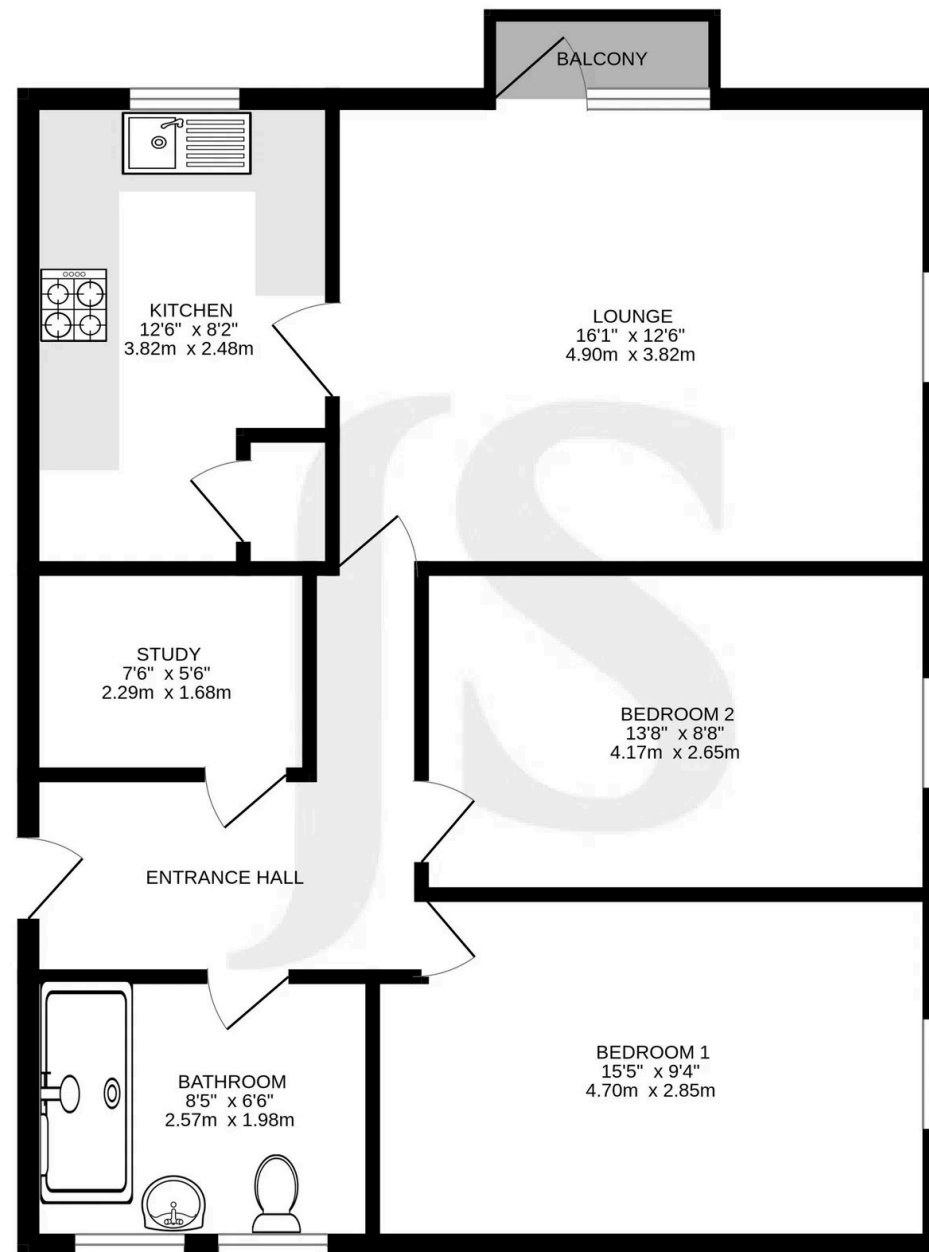
Allocated off road parking space is located to the rear of the development.

SITUATED

Situated in a popular residential area, Sainsbury's and further local amenities can be found close by within a quarter of a mile along Littlehampton Road. Tesco Superstore can be found within one and a half miles. The property provides easy access to the A27 & A24. Worthing Town Centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is just over two miles away. The nearest station is West Worthing which is approximately one mile away. Bus services run nearby.

Lease - 89 years remaining
Maintenance £750 per annum
Ground Rent - £10 per annum





Property Details:

Floor area as quoted by EPC: 764 SqFt

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.