



Wilmington Court, Bath Road, Worthing, BN11 3QN  
Guide Price £200,000





We are pleased to offer to the market a top floor apartment. The property offers one double bedroom, fitted kitchen, lounge/ dining room and bathroom. The property is situated in a convenient location just a short walk away from Worthing Seafront and Worthing Town Centre.





# Key Features

- Top Floor Flat
- One Double Bedroom
- Fitted Kitchen
- Modern Bathroom
- Lounge/ Dining Room
- Close To Bus Routes
- Short Walk Away From Worthing Seafront
- Chain Free



1 Bedrooms



1 Bathrooms



1 Reception Room

## INTERNAL

A secure communal entrance with an entry phone system leads to the top floor via a staircase. The front door opens into a welcoming entrance hall, providing access to all rooms and a convenient storage cupboard. The spacious lounge/dining room boasts feature fireplace. The well-appointed kitchen is fitted with a range of wall and base units, a built-in oven, an electric hob, space for a washing machine, dishwasher and fridge/freezer. The bright and airy bedroom includes a built-in storage cupboard for added convenience. The modern bathroom is fitted with a modern suite, including a bath with an overhead shower and glass screen, a washbasin, and a WC.

## EXTERNAL

Well-maintained communal gardens surround the development, providing a peaceful and inviting outdoor space for residents to enjoy.

## LOCATION

Situated on West Parade, just a stone's throw from Worthing Seafront, this property enjoys a prime coastal location. A range of local amenities can be found on Heene Road, less than a quarter of a mile away, while Worthing Town Centre—On Bath Road this property is less than 350 yards away from Worthing Seafront. The closest train station is West Worthing positioned 0.7 miles at the top of Grand Avenue. Regular bus routes run along Grand Avenue and West Parade. West Worthing high street which offers convenience stores, eateries, pharmacies and banks is 0.6 miles away. Worthing town centre with its comprehensive shops, restaurants and theatres is approximately 1 mile away.

## TENURE

Leasehold: 84 years remaining

Service Charge: £1289.17 per annum (inc reserve fund contribution)

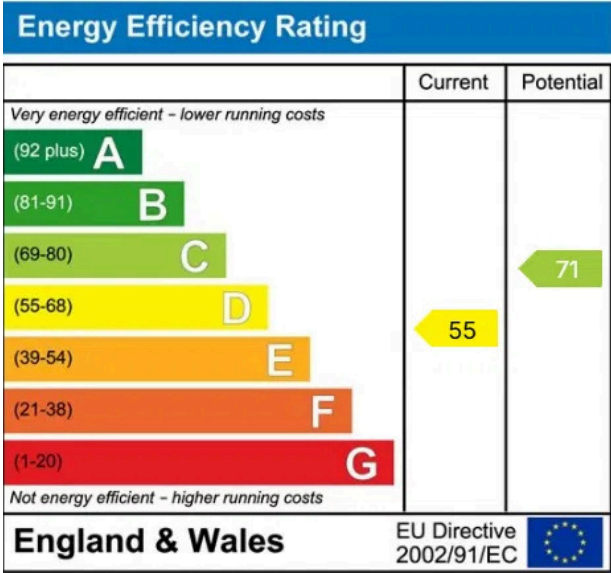
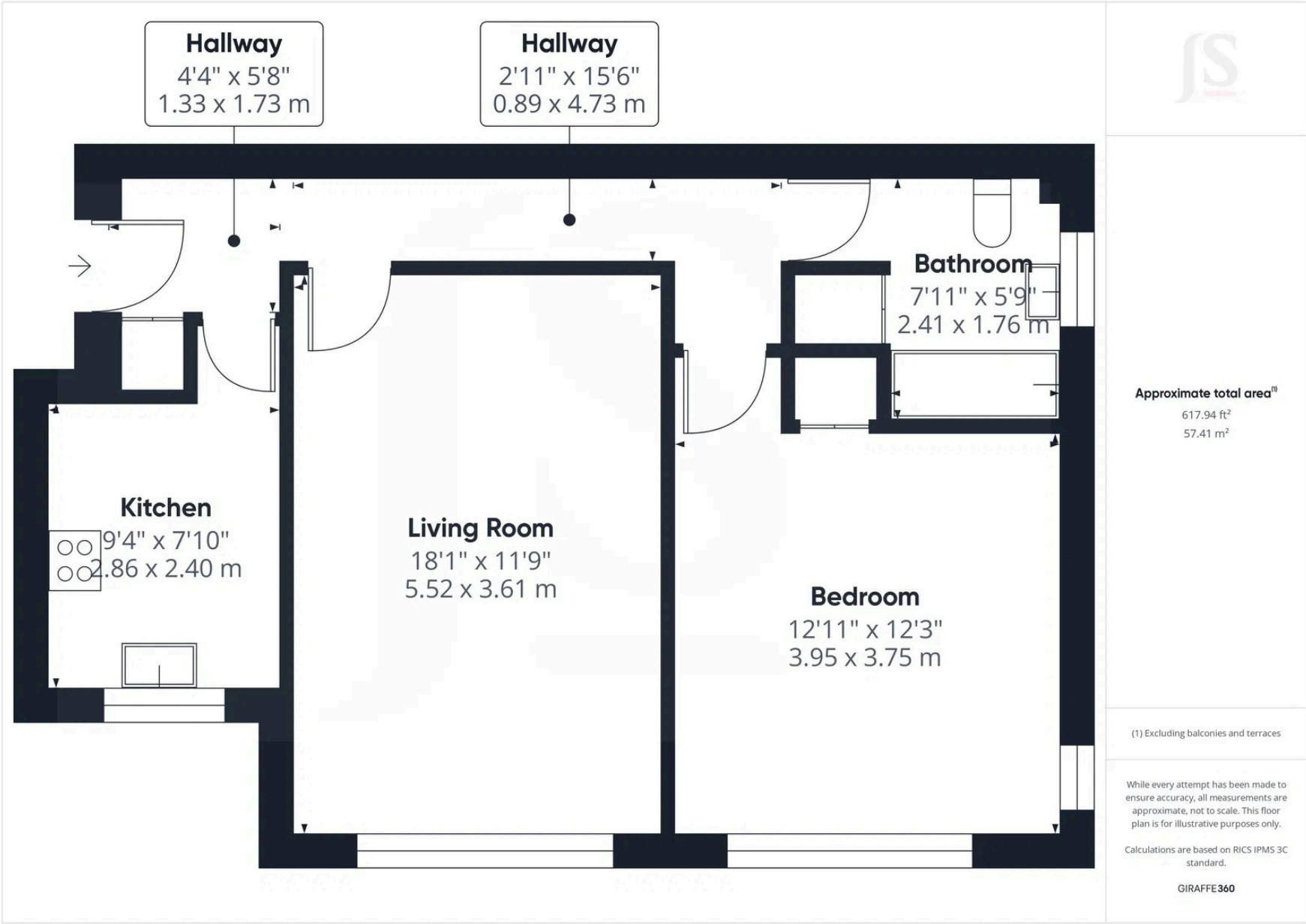
GR - £100 per annum

Council Tax Band B



To book a viewing contact us on: 01903 506080 | [westworthing@jacobs-steel.co.uk](mailto:westworthing@jacobs-steel.co.uk) | [jacobs-steel.co.uk](http://jacobs-steel.co.uk)





## Property Details:

Floor area (as quoted by EPC: 61 sqm

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.