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## Description

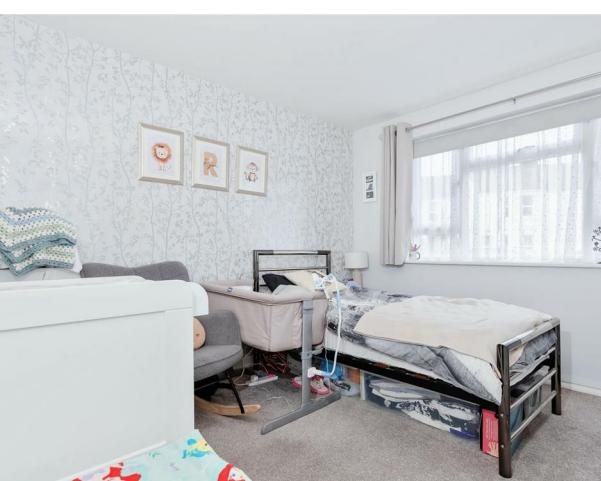
We are pleased to offer to the market this well presented and maintained, two bedroom ground floor apartment, situated in the heart of the town centre.

The property is in good decorative order and benefits from a refitted kitchen and bathroom, double glazing, gas fired central heating and a garage.

## Key Features

- Ground Floor Apartment
- Refitted Kitchen
- Double Glazing
- Garage
- EPC Rating D
- Two Double Bedrooms
- Refitted Bathroom
- Gas Fired Central Heating
- Situated in the Heart of Worthing
- Council Tax Band B





Glazed front door to:

#### Inner Porch

With herringbone laid wood block flooring and further glazed door to:

#### Hallway

With attractive herringbone laid block flooring, radiator, cupboard housing electric consumers and further storage cupboard with shelving.

#### Lounge

**4.41 x 3.50 (14'5" x 11'5")**

With double glazed window to front, radiator, tiled fire surround with tiled insert and hearth, coving and glazed door.

#### Kitchen

**3.50 x 2.54 (11'5" x 8'3")**

Recently refitted shaker style kitchen with a range of white fronted units, worktops incorporating a stainless steel sink with mixer tap, space for slimline dishwasher and space for washing machine, electric oven, four ring electric hob with extractor fan over, metro brick tiled splashbacks, space for fridge/freezer, double glazed window, radiator and double glazed frosted door leading to outside bin area and to garage compound.

#### Bathroom

With panel enclosed bath with mixer tap and screen, fitted over bath shower with rainfall head and separate attachment, basin with mixer tap set in vanity unit, low flush WC, tiled walls, frosted double glazed window and heated towel rail.

#### Bedroom Two

**3.67 x 3.18 (12'0" x 10'5")**

With double glazed window and radiator.

#### Bedroom One

**4.26 x 3.22 (13'11" x 10'6")**

With double glazed window, coving and radiator.

#### Garage

With up and over door.

#### Tenure

Leasehold - 125 years remaining.

Ground Rent: £100 per annum.

Maintenance: £1,596 per annum (paid every six months).



## Floor Plan Westcourt Road

### Floor Plan

Approx. 67.3 sq. metres (724.5 sq. feet)



Total area: approx. 67.3 sq. metres (724.5 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	75
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

Robert  
Luff & Co