



Stone Court
Worth, West Sussex RH10 7RY

£215,000

Welcome to this charming flat located in the desirable area of Stone Court, Worth. This two bedroom, second floor apartment boasts a well-designed layout, featuring an open-plan living room/kitchen area that serves as the perfect space for relaxation or entertaining guests. This lovely space also enjoys a westerly aspect, with far reaching views.

The flat comprises two spacious double bedrooms, providing ample room for rest and privacy. The main bedroom benefits from an en-suite shower room and there is a further bathroom.

One of the notable features of this flat is the allocated, under cover parking space for one vehicle, a valuable asset in this sought-after location. There is additional visitor parking available as well.

Stone Court is situated within easy reach of local amenities and transport links including the M23 motorway and Three Bridges mainline train station.

In summary, this flat in Stone Court, Worth, is a wonderful choice for anyone seeking a modern and convenient living space in a lovely community. Do not miss the chance to make this delightful property your new home. The property is being offered with no onward chain.



Hallway

Personal front door, fitted entrance mat, built in cupboard housing water tanks, and recently installed electric boiler and space for a washing machine, doors to:

Living Room/Kitchen

Range of base and eye level units with work surfaces over and tiled splash backs, inset stainless steel one and half bowl sink with a mixer tap and drainer, built in stainless steel oven with a gas hob over and extractor hood above, integrated fridge/freezer, and dishwasher, recessed down lighters, two radiators, double glazed feature floor to ceiling bay window to the front, further double glazed French casement doors with a Juliet balcony.

Bedroom One

Double glazed window, radiator, built in wardrobes.

En-Suite Shower Room

White suite comprising a shower cubicle with a mixer shower unit, pedestal hand basin with a mixer tap, wc, radiator, recessed down lighters, extractor fan.

Bedroom Two

Double window to the front, radiator,



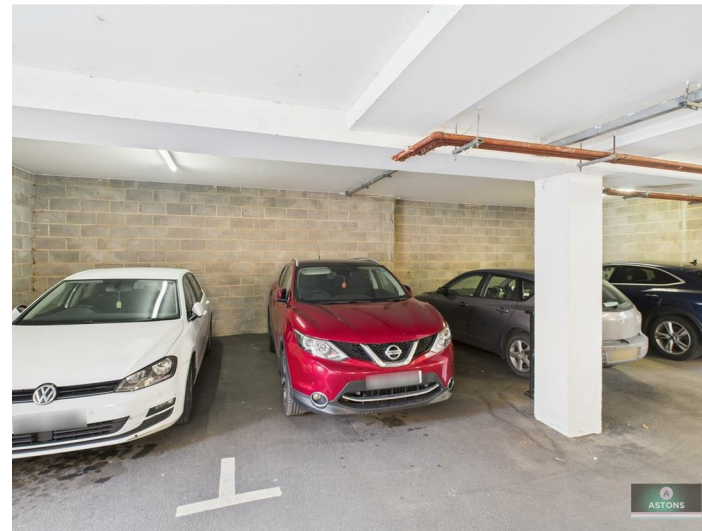
Bathroom

White suite comprising a panel enclosed bath with a mixer tap and shower unit over, pedestal hand basin with a mixer tap, wc, part tiled walls, radiator, shaver point, recessed down lighters, extractor fan.



Parking

There is an allocated under cover parking space located below the property and further visitor bays.



Disclaimer

Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations or approvals.

Referral Fees - We offer our customers a range of additional services, none of which are obligatory, and you are free to use service providers of your choice.

Should you choose a provider recommended by Astons, we will receive the following fees with the addition of VAT at the prevailing rate

Conveyancing - Lewis & Dick £200 per transaction

Mortgages - Finance Planning Group procurement fees from mortgage lenders which vary by lender. Customers will receive confirmation of these fees upon instruction and again as soon as the exact amounts are known.

Anti Money Laundering

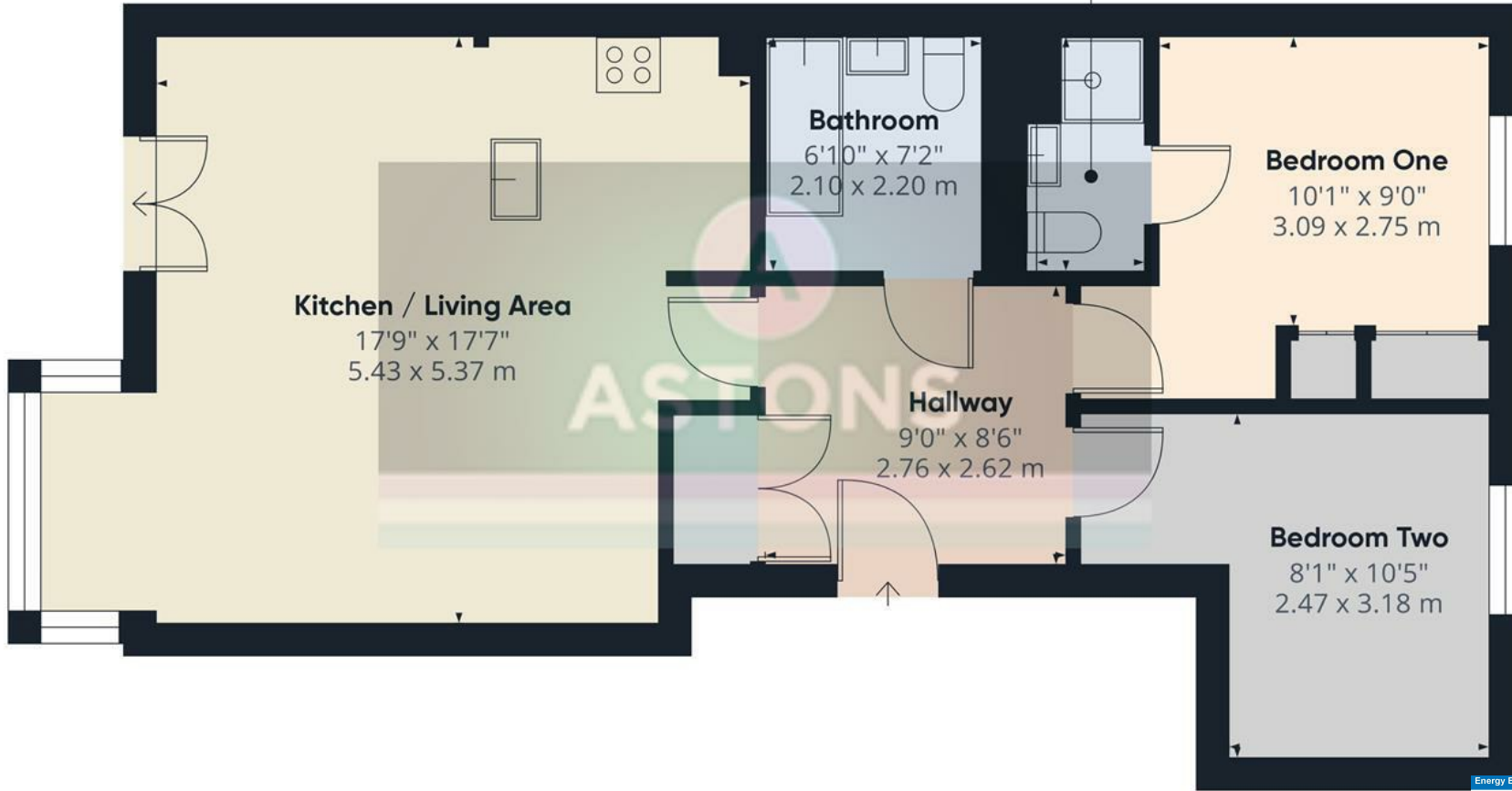
In accordance with the requirements of the Anti Money Laundering Act 2022, Astons Sales and Lettings Ltd. mandates that prospective purchaser(s) who have an offer accepted on one of our properties undergo identification verification. To facilitate this, we utilise MoveButler, an online platform for identity verification. The cost for each identification check is £20, including VAT charged by MoveButler at the point of onboarding, per individual (or company) listed as a purchaser in the memorandum of sale. This fee is non-refundable, regardless of the circumstances.







En-Suite Shower Room
3'6" x 6'9"
1.07 x 2.08 m



Approximate total area⁽¹⁾
714.39 ft²
66.37 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
<i>Not energy efficient - higher running costs</i>			<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	