

Wentworth Court Downview Road

West Worthing, Worthing, BN11 4RJ

Guide price £240,000

Leasehold Council Tax Band B



We are delighted to offer this ground floor apartment.

The accommodation comprises secure communal entrance with intercom leading to a private hallway giving access to all rooms and two storage cupboards. A glazed window brightens the hall, which also features a wall-mounted entry phone.

The 19'5" sitting room enjoys dual-aspect windows with westerly views over the front gardens. The generous 16' master bedroom has an easterly bay window overlooking communal lawns. Bedroom two is a good-sized double.

The kitchen, with easterly garden views, offers fitted units, sink and drainer, and space for appliances. The bathroom has a pedestal basin, panel bath, heated towel rail and frosted window, with a separate w/c next door.

Externally, there are beautifully maintained communal gardens with seating areas, mature trees and borders. A single garage with up-and-over door is included.

Conveniently located around half a mile from Goring Road amenities, Worthing Beach, and West Worthing station, with the town centre just a mile away.

Lease years remaining - 135

Service charge : £3657pa

Reserve Fund: £1410 pa

Ground Rent: Peppercorn





Entrance hall

Lounge/diner
19'5 x 11'7 (5.92m x 3.53m)

Bedroom one
16'5 x 14'4 (5.00m x 4.37m)

Bedroom two
12'0 x 8'11 (3.66m x 2.72m)

Kitchen
10'1 x 9'1 (3.07m x 2.77m)

Bathroom
6'9 x 6'5 (2.06m x 1.96m)

Separate w/c

Garage



Floor Plan



Viewing

Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.



Area Map



Energy Efficiency Graph

