



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

t: 01903 958770

e: info@jamesandjamesea.co.uk

119 George V Avenue | Worthing | West Sussex | BN11 5SA

BUYING | SELLING | LETTINGS | MORTGAGE ADVICE



16 Willmington Court  
Worthing, BN11 3QN

Guide price £230,000



## 16 Willmington Court

Worthing, BN11 3QN

James & James Estate Agents are delighted to bring to the market this two double bedroom purpose built GROUND floor flat with the benefit of a private south facing PATIO. The accommodation briefly comprises;

A communal front door with entry phone system leads to the communal entrance hall. There is a private front door leading to the hallway with storage cupboard and electric heater. The lounge is South facing with wall mounted modern electric fire and a further electric heater. There is a double glazed window and door leading to the patio area. There is a door from the lounge to modern fitted kitchen with a range of cupboard and drawers benefiting from a built in oven & hob with space provided for a washing machine fridge and freezer. Bedroom one is to the rear of the property and is a good size double room with a built in cupboard and electric heater. Bedroom two is another double with a built in wardrobe. The bathroom has part tiled walls and a coloured suite comprising a panel enclosed bath with shower over and pedestal wash hand basin. There is a separate WC.

Outside there are well maintained communal gardens.

Wilmington Court is situated in this most popular and convenient of residential locations being only a few hundred meters of Worthing seafont and Heene Road shopping facilities. Worthing Town centre with its excellent amenities and shopping is also less than half a mile away.





Communal Entrance

Entrance Hall

Lounge Diner  
18'1 x 14'11 (5.51m x 4.55m)

Kitchen  
9'1 x 8'6 (2.77m x 2.59m)

Bedroom One  
15'6 x 11'11 (4.72m x 3.63m)

Bedroom Two  
12' x 9'2 (3.66m x 2.79m)

Bathroom

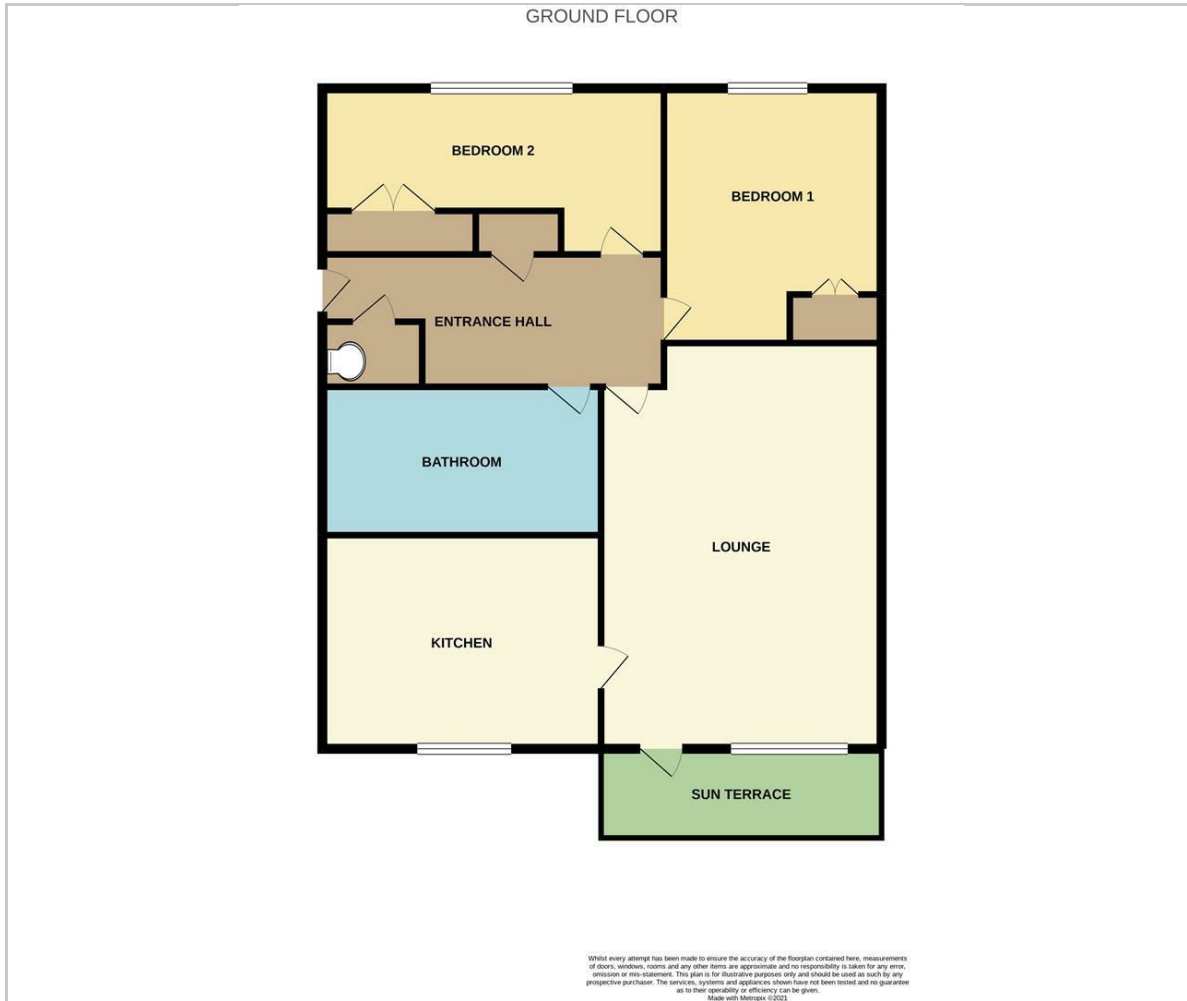
Outside

South Facing Terrace

Residence Parking



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

