

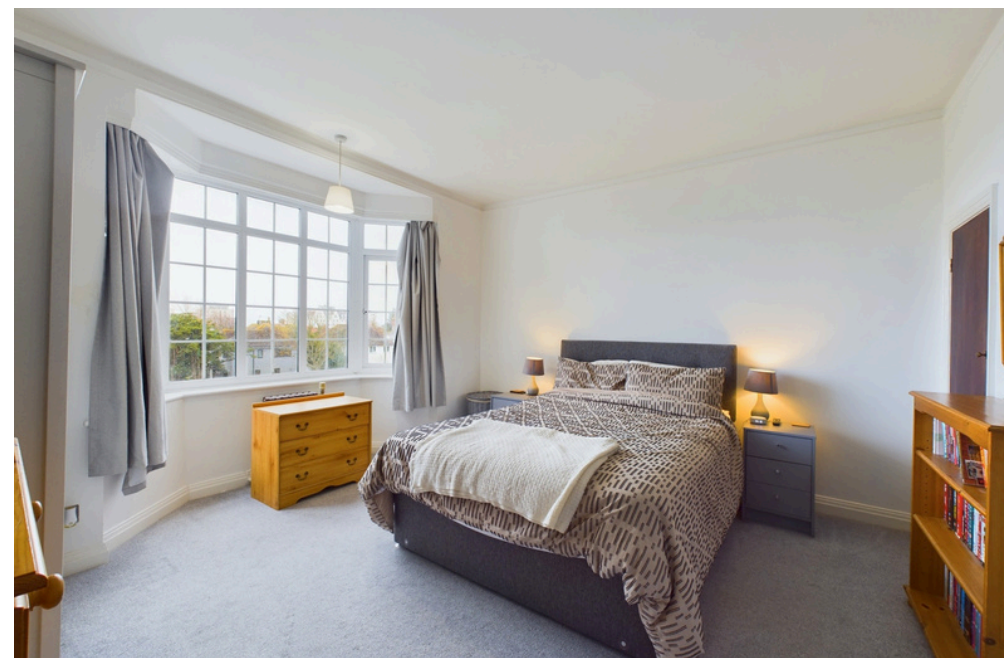


Downview Court | Boundary Road | West Worthing | West Sussex | BN11 4LS
Asking Price £235,000





We are pleased to be able to offer a second floor, purpose built apartment in Downview Court. The property offers two bedrooms, south facing lounge, fitted kitchen, bathroom and separate WC. The property also benefits from being situated only 500 yards away from Worthing Seafront.



Key Features

- Second Floor Purpose Built Flat
- Two Bedrooms
- South Facing Lounge
- Fitted Kitchen
- Bathroom & Separate WC
- Share Of freehold & Long Lease
- 500 Yards From Worthing Seafront
- Non Allocated Parking & Communal Gardens
- Close To Local Shopping Facilities
- Passenger Lift



2 Bedrooms



1 Bathrooms



1 Reception Room

INTERNAL

Communal front door with security entry phone system leading into the art deco communal hallway, stairs and passenger lift rising to the second floor. Front door leading into the entrance hall which offers access to two very good storage cupboards, one storage cupboard offers space and plumbing for a washing machine. Doors leading into the lounge and door leading into the kitchen. The lounge is south facing and offers a feature fireplace, door leading out into the hallway. The kitchen comprises of wall and base units, built in oven, electric hob, space for fridge/ freezer, breakfast bar and door leading out to the fire exit. Bedroom one is south facing benefitting from a bay fronted window and two storage cupboards. Bedroom two also benefits from a storage cupboard. The bathroom offers a p shape bath with glass screen, shower above and wash hand basin. The separate WC is situated just next door to the bathroom.

EXTERNAL

Downview Court is set on a large plot with beautifully kept communal gardens to the front and rear of the building; there is a sunken seating area and communal herb garden to the rear and this can be conveniently accessed via the external staircase which is directly outside the kitchen door. Non allocated parking situated to the front of the property.

LOCATION

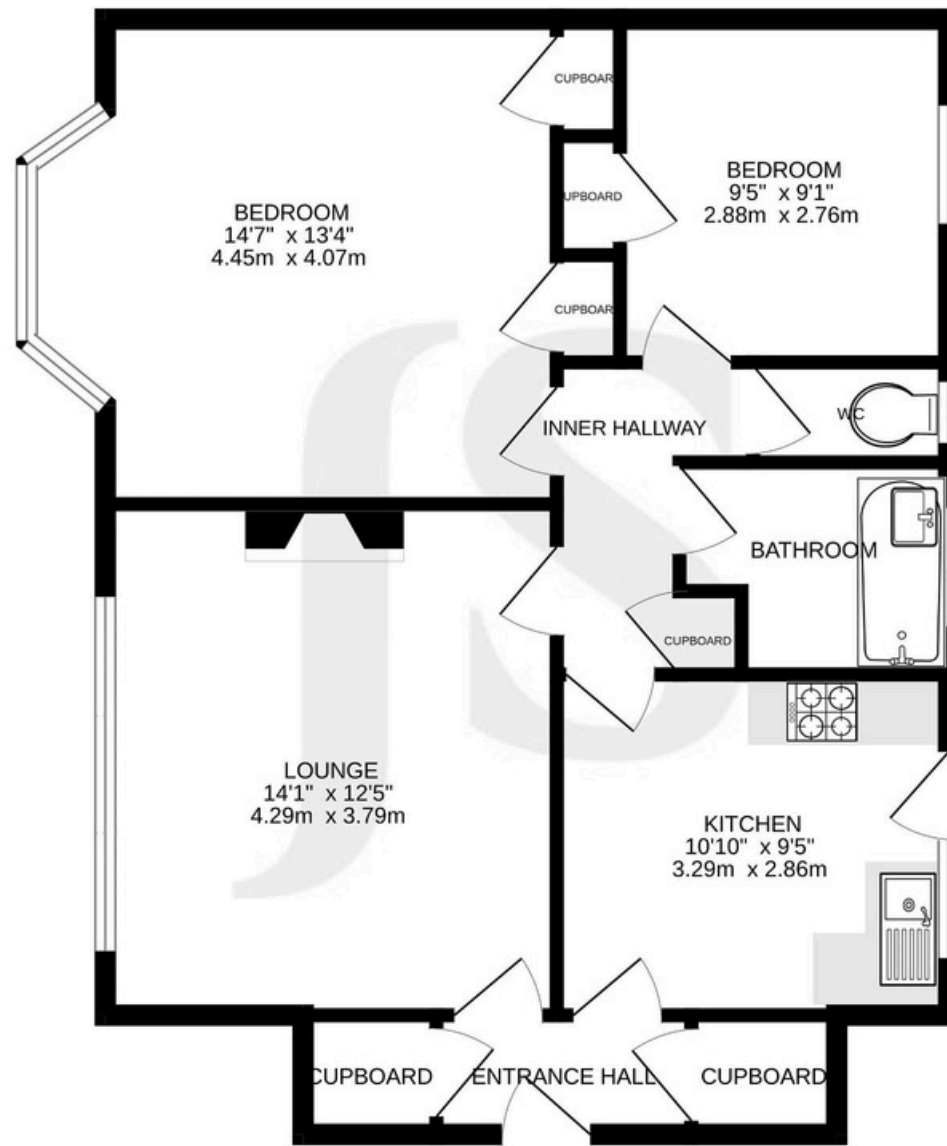
In the desirable west end of the town centre and just off Grand Avenue, the property is approximately 500 yards from Worthing seafront. Bus routes run along close by Grand Avenue and West Worthing train station is positioned at the top of Downview Road, 0.6 miles away. Convenience stores can be found on close by Heene Road and West Worthing high street is 0.6 miles away.

Leasehold (balance of a 999 year lease) & share of freehold. Maintenance: £3992 per annum, including hot water & heating, communal cleaning and garden maintenance.

COUNCIL TAX BAND B



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	77
(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	

Property Details:

Floor area (as quoted by EPC): 66 sqm

Tenure: Share of Freehold & 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.