





Flat 2, Westminster Court

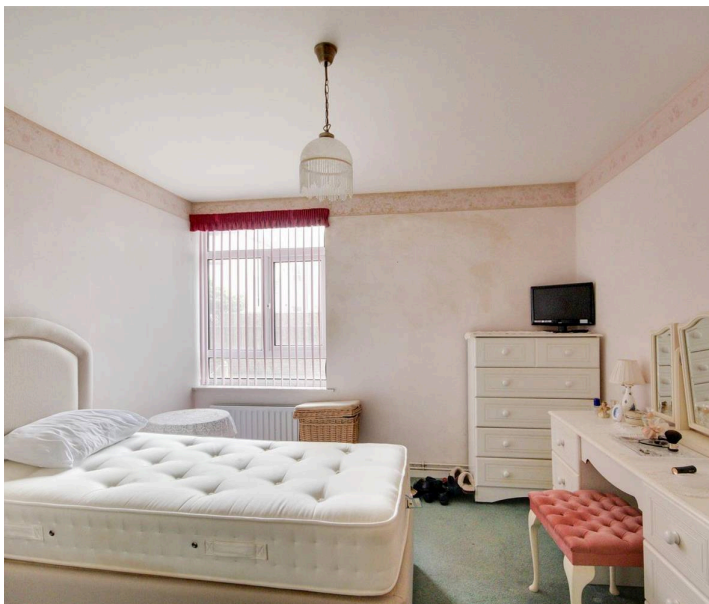
Worthing

We are delighted to offer for sale this deceptively spacious two bedroom ground floor apartment positioned in this central Worthing location close to all local amenities, having the added benefits of being a short distance from Worthing seafront, being chain free & having a garage in a compound. In brief the property consists of a large entrance hallway having three fitted storage cupboards, a dual aspect lounge having direct access onto the communal gardens to the front of the building, two spacious bedrooms, the master benefiting from a fitted wardrobe, to complete the internal accommodation you have fitted Kitchen & Bathroom.

Council Tax band: B

Tenure: Leasehold

- Direct Access To Communal Gardens
- PVCU Double Glazed & Gas Central Heated Throughout
- Long Lease
- CHAIN FREE
- Ground Floor Apartment
- Fitted Kitchen & Bathroom
- Central Worthing Location
- Garage In Compound
- Dual Aspect Lounge / Dining Room
- Two Bedrooms



Entrance Hallway

Dimensions: 8.92m x 1.32m (29'3 x 4'4). Carpeted flooring, three fitted storage cupboards, one having wall mounted electric fuseboard & meters.

Dual Aspect Lounge

Dimensions: 4.45m x 3.61m (14'7 x 11'10). Carpeted floor, radiator, television point, PVCU double glazed window, PVCU double glazed doors opening directly onto communal gardens to the front.

Bedroom One

Dimensions: 3.61m x 3.20m (11'10 x 10'6). Carpeted flooring, radiator, fitted wardrobe with various hanging rails & shelving, PVCU double glazed window.

Bedroom Two

Dimensions: 3.61m x 2.11m (11'10 x 6'11). Carpeted flooring, radiator, PVCU double glazed window.

Fitted Kitchen

Dimensions: 3.35m x 2.54m (11'0 x 8'4). Vinyl flooring, roll edge laminate work surfaces with cupboards below & matching eye level cupboards, space for washing machine, fridge freezer & oven / cooker, inset stainless steel single drainer sink unit with mixer tap, PVCU double glazed window, tiled splashbacks.

Bathroom

Dimensions: 2.01m x 1.68m (6'7 x 5'6). Panel enclosed bath with power shower over, low flush WC, hand wash basin with hot & cold tap, ladder style heated towel rail, fully tiled walls, wall mounted vanity unit with mirrored front.

Externally**Communal Gardens**

Front & Rear communal gardens with a range of lawned & shingle area's.

Garage

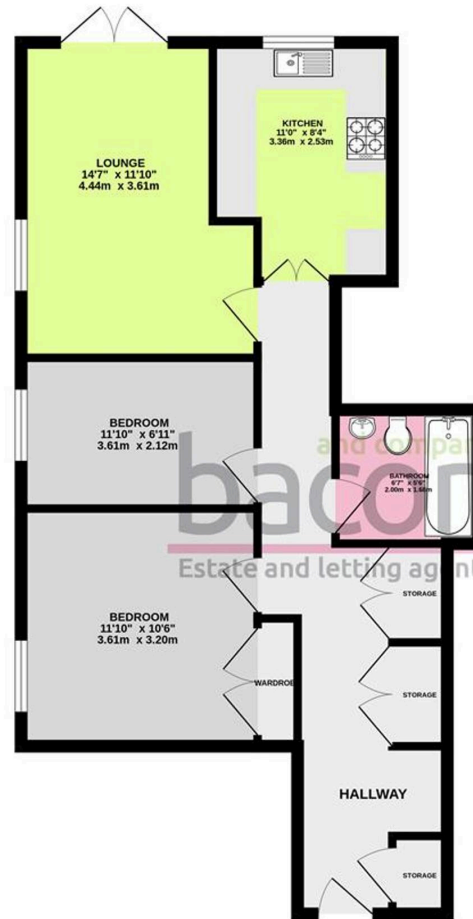
Having an up & over door.

Council Tax

Band B



GROUND FLOOR
644 sq.ft. (59.8 sq.m.) approx.



TOTAL FLOOR AREA: 644 sq.ft. (59.8 sq.m.) approx.

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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Bacon and Company

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