





Flat 9

Walberton Court Latimer Road, Worthing

Bacon and Company are delighted to offer for sale this two bedroom second floor balcony apartment with extended lease. Accommodation briefly comprises 14 ft lounge, South facing sun balcony, kitchen, two double bedrooms and a shower room/WC. The property benefits from gas central heating, double glazing and views towards the sea from the main bedroom, lounge and sun balcony. Externally there are well maintained communal gardens and a garage in a compound. The block is situated conveniently between the shops and the seafront in a very popular location. Viewing highly recommended. Council Tax band: TBD

Tenure: Leasehold

- Two Bedroom Apartment
- Double Glazing & Gas Central Heating
- Sea Views
- Top Floor
- South Facing Balcony
- Garage
- Long Lease
- Close To Shops, Bus Routes and Seafront

Communal Entrance

Telephone entry system, communal front door, entrance hall and staircase to second floor. Front door to:

Entrance Hall

Double recessed storage cupboard, dado rail, security entryphone, coved and textured ceiling, doors to:

Lounge

Dimensions: 4.52 x 4.39 (14'9" x 14'4"). Maximum measurement taken. Feature fireplace surround with electric fireplace, two radiators, TV & telephone points, dado rail, coved and textured ceiling, Southerly aspect double glazed window and double glazed sliding door benefiting from Sea views opening to:

Sun Balcony

Southerly aspect, Sea views, space for table and chairs.

Kitchen/Breakfast Room

Dimensions: 2.87 x 2.69 (9'4" x 8'9"). Range of worktop surfaces with cupboards and drawers under incorporating sink and drainer unit, range of matching wall cupboards and shelves, part tiled walls, space used for cooker, dishwasher, washing machine and fridge freezer, fitted extractor hood, cupboard housing wall mounted boiler, ornament shelving with LED downlights, space for breakfast table and chairs, double glazed window, radiator, vinyl flooring.

Bedroom One

Dimensions: 4.04 x 3.86 (13'3" x 12'7"). Recessed double wardrobe, two radiators, Southerly aspect double glazed window with distant views, textured and coved ceiling.

Bedroom Two

Dimensions: 4.01 x 2.72 (13'1" x 8'11"). Radiator, Easterly aspect double glazed window, coved and textured ceiling.



**Shower Room**

Suite comprising step in shower cubicle with fitted shower unit and glass sliding doors, mixer tap wash hand basin with storage cupboard below, fully tiled walls, mirrored vanity wall unit, shelved cupboard, further wall mounted storage cupboard, radiator, vinyl flooring, textured ceiling, double glazed obscure glass window.

Separate WC

Low level push button w/c, fully tiled walls, vinyl flooring, double glazed obscure glass window.

Garage

In compound to the rear.

Communal Gardens

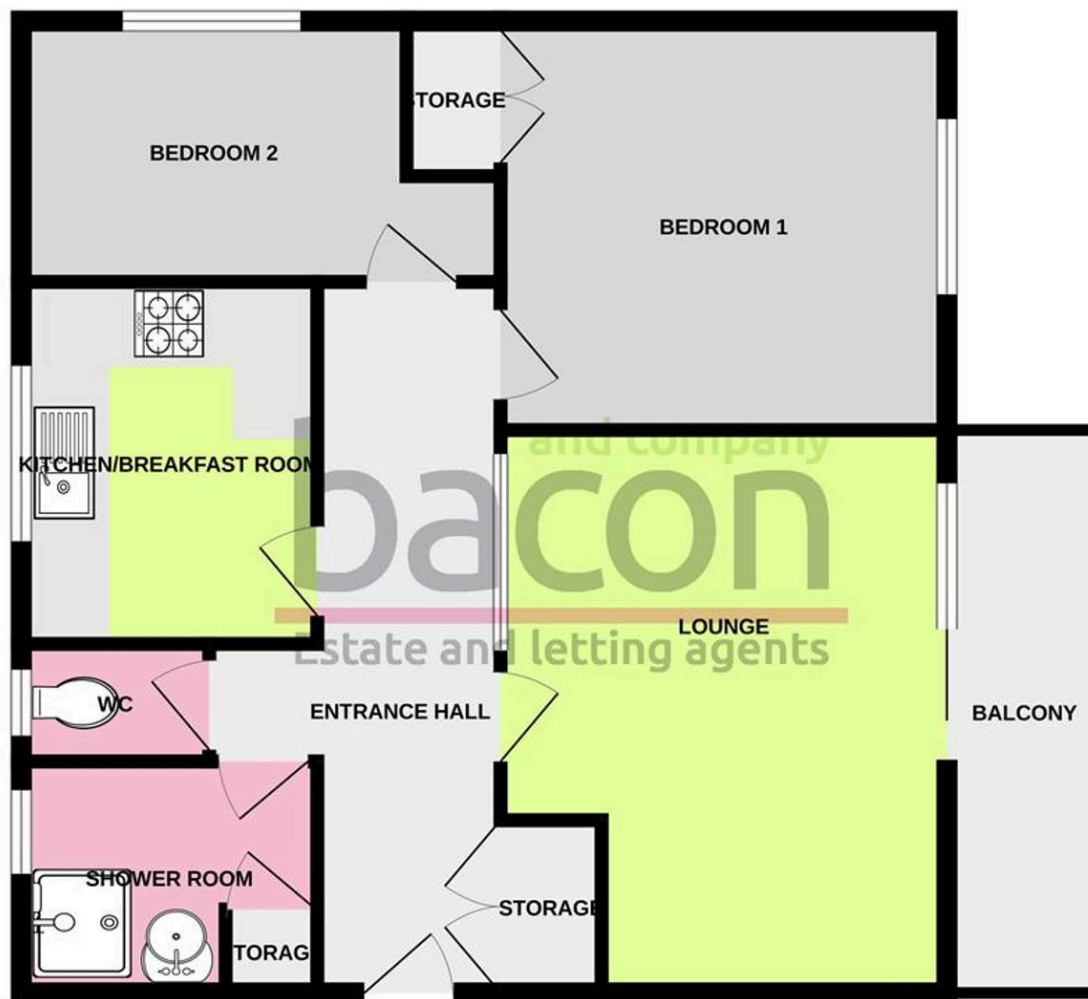
Well maintained communal gardens surround the development.

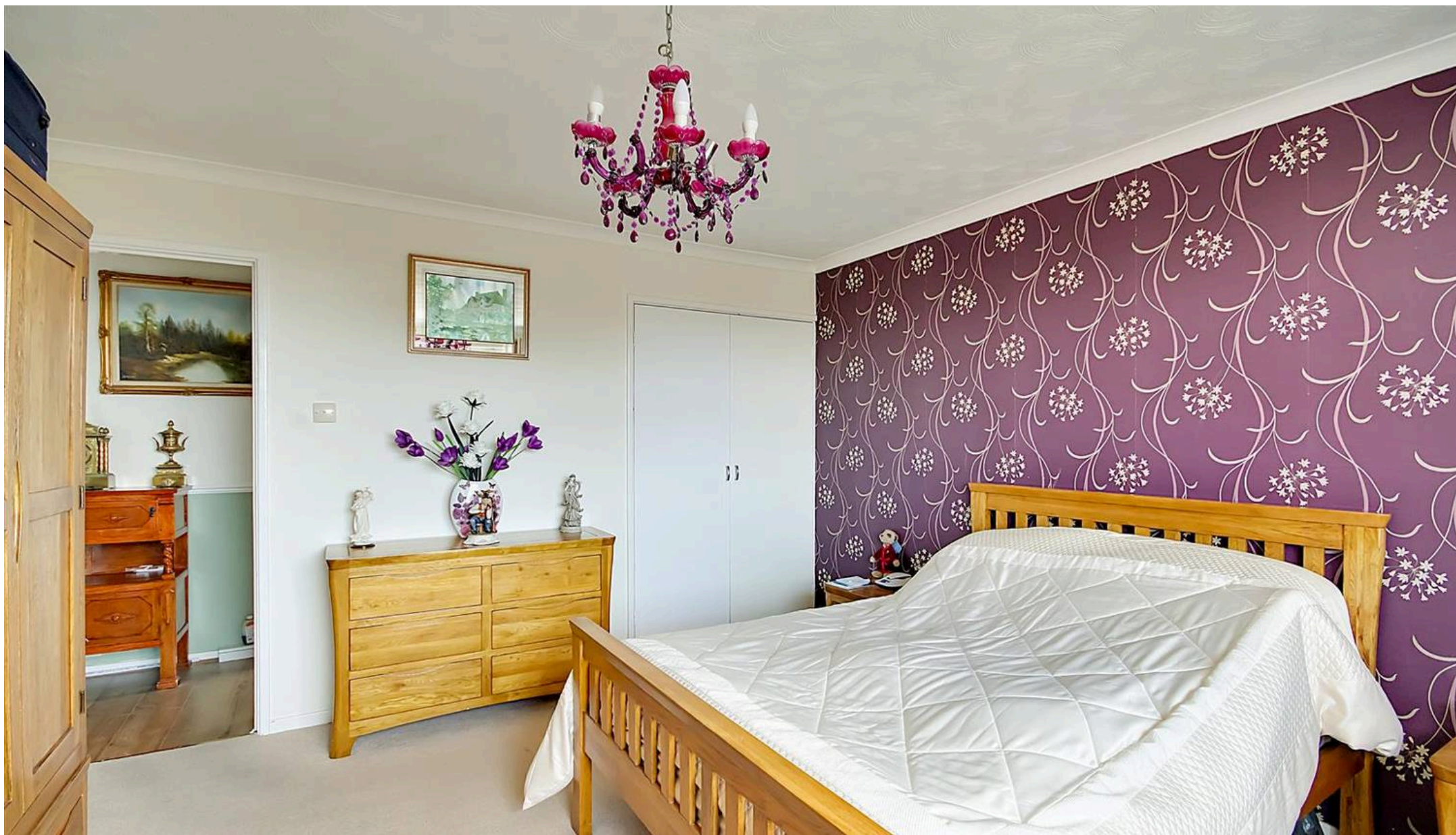
Required Information

Lease term: 130 years unexpired. Maintenance: Approximately £1700 per half year. Garage Maintenance: Approximately £150 per half year Ground rent: £200 per year Estate Management Charge: Council tax band: C Draft version: Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



SECOND FLOOR





Bacon and Company

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These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order. These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.