



ASPIRE RESIDENTIAL



10 Hamilton Court Drake Avenue
Worthing BN12 6ER

£180,000

Large Two Bedroom Flat

Garage

EPC Rating - D

Close To Shops And Train Station

First Floor

Healthy Lease

No Forward Chain

Aspire residential is delighted to bring to the market this large two bedroom first floor flat with a garage. The property is ideally located only a short walk from the shops and a mainline train station. Benefiting from no forward chain, a strong lease term and reasonable maintenance, this property is fitting for a variety of buyers including first time purchasers or investors.

Aspire Residential, 28 Goring Road , Worthing, BN12 4AD
Phone: 01903 259961, Email: info@aspireresidential.co.uk
www.aspireresidential.co.uk



Hallway

Two storage cupboards. Security entry phone. Electric heater.

Lounge 15' 11" x 11' 8" into recess (4.85m x 3.55m)

Double glazed window to front. Gas fire place. TV point. Electric heater. Carpets.

Bedroom One 14' 11" x 12' 9" (4.54m x 3.88m)

Double glazed window to rear. Electric radiator. Carpets.

Bedroom Two 14' 11" x 9' 7" (4.54m x 2.92m)

Double aspect, double glazed windows. Electric heater. Carpets.

Shower Room

Frosted double glazed window to side. Part tiled walls for splash back. Double length walk in shower. Button flush W/C. Pedestal wash hand basin. Heated towel rail.

Kitchen 9' 10" x 8' 11" (2.99m x 2.72m)

Double glazed window to side. Matching range of wall and base units. Stainless steel sink inset to worktop with mixer tap and drainer. Space for washing machine, fridge freezer and cooker. Electric heater. Opening into:

Utility Room 6' 9" x 5' 6" (2.06m x 1.68m)

Double glazed window to side. Space for tumble dryer and other appliances.

Garage

Number 10. Located in compound. Manual up and over door.

Lease, Maintenance, Ground Rent

Lease - approximately 117 years. Maintenance is currently £583.33 p/6 months. Ground rent - £125 p/a.



Floor Plan

