



**ASPIRE** RESIDENTIAL



**Flat 7, Wadhurst Court, Downview Road**  
Worthing BN11 4QX

**Offers In Excess Of £200,000**

**Two Bedroom Ground Floor Flat**

**Modern Finish**

**Local Shops and Mainline Train  
Station**

**West Facing Terrace**

**EPC E**

**Long Lease**

Aspire Residential are delighted to offer to the market this two bedroom ground floor flat in popular West Worthing. Internally the property has been kept to a very good standard and comprises of a hallway, two double bedrooms with built in wardrobes, a modern bathroom, a modern kitchen, a good size lounge and west facing terrace.

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### Hallway

Storage cupboard. Radiator. Wood floor.

### Lounge 17' 2" x 12' 10" (5.23m x 3.91m)

Double glazed windows and door to west aspect with radiator below. Additional radiator to far wall and security entry phone. Wood floor.

### Kitchen 7' 10" x 7' 2" (2.39m x 2.18m)

Double glazed window to rear. Exposed valiant boiler. Mixed range of wall and base units. Part tiled walls. Single base sink inset to work surface with mixer taps and and drainer. Included appliances fan assisted oven with four ring hob with overhead extractor. Space for fridge freezer and washing machine. Tiled floor.

### Bathroom

Double glazed frosted window to rear. Part tiled walls for splash back. Panel enclosed bath with victorian style chrome overhead shower. Circular hand basin with vanity storage. Chrome heated towel rail. Tiled floor.

### W/C

Double glazed frosted window. Floor to ceiling tiled walls. Push flush w/c. Tiled floor.

### Bedroom Two 10' 10" x 7' 3" (3.30m x 2.21m)

Double glazed window to rear with radiator below. Built in wardrobe. Carpets.

### Bedroom One 16' 10" x 10' 10" (5.13m x 3.30m)

Double glazed window to front with radiator below. Additional radiator to side. Built in wardrobe. Carpets.

### West Facing Terrace

Private enclosed terrace for table and chairs.

### Lease and Maintenance

We have been advised that the lease is 140 years. The maintenance and ground rent is £1400 per annum.





### Floor Plan

