



**Harley Court, St. Michaels Road, Worthing, West Sussex, BN11 4SB**  
**Asking Price £200,000**



We are delighted to offer a well presented top floor apartment to the market. The property offers one double bedroom, south facing lounge/ dining room, re-fitted modern kitchen, modern bathroom and separate WC. The apartment benefits from garage in the compound and communal rear gardens.



## Key Features

- Well Presented Top Floor Flat
- One Double Bedroom
- Modern Re-fitted Bathroom
- Seperate WC
- South Facing Lounge/ Dining Room
- Well Kept Communal Gardens
- Storage Cupboard
- Close To Local Transport Links
- Close To Worthing Seafront



**1 Bedrooms**



**1 Bathrooms**



**1 Reception Room**

### INTERNAL

Communal front door with security entry phone system with stairs rising to the top floor (second floor). Storage cupboard located just next to the front door of the apartment. Front door leading into the entrance hall with access to all rooms. The lounge/ dining room is south facing with a feature fire surround, views across the communal gardens and serving hatch into the kitchen. The modern kitchen has been recently re fitted with dark green Matt units with white work surfaces, green tiles, sink, drainer, built in oven, electric hob, extractor above, wine rack, space for fridge/ freezer, space for washing machine and window with views towards the North. The bedroom is a good size measuring 14'5ft x 10'2ft with a south facing window looking over the communal gardens. The bathroom offers a bath with shower above, glass screen, wash hand basin and access into the airing cupboard which houses the gas fired combi boiler and shelving. The WC is located just next door to the bathroom.

### EXTERNAL

The property offers wonderfully kept communal gardens, and garage in the compound. Non allocated parking. The property also benefits from a good size storage cupboard just outside of the apartment door.

### LOCATION

Worthing Town Centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is under half a mile away. The nearest station is West Worthing which is under half a mile away. Bus services run nearby.

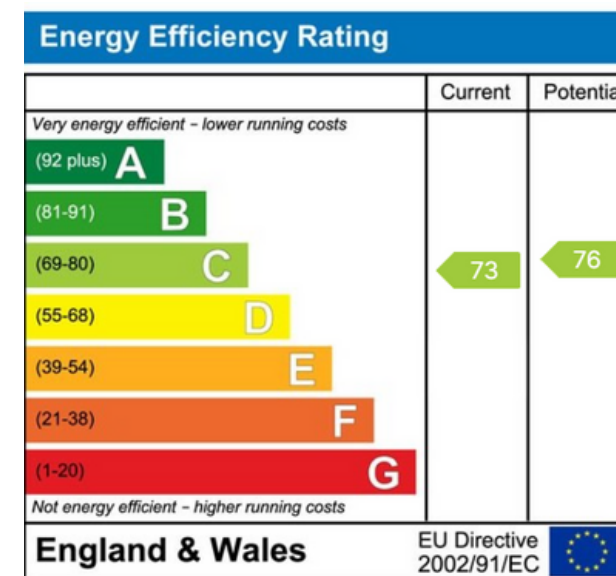
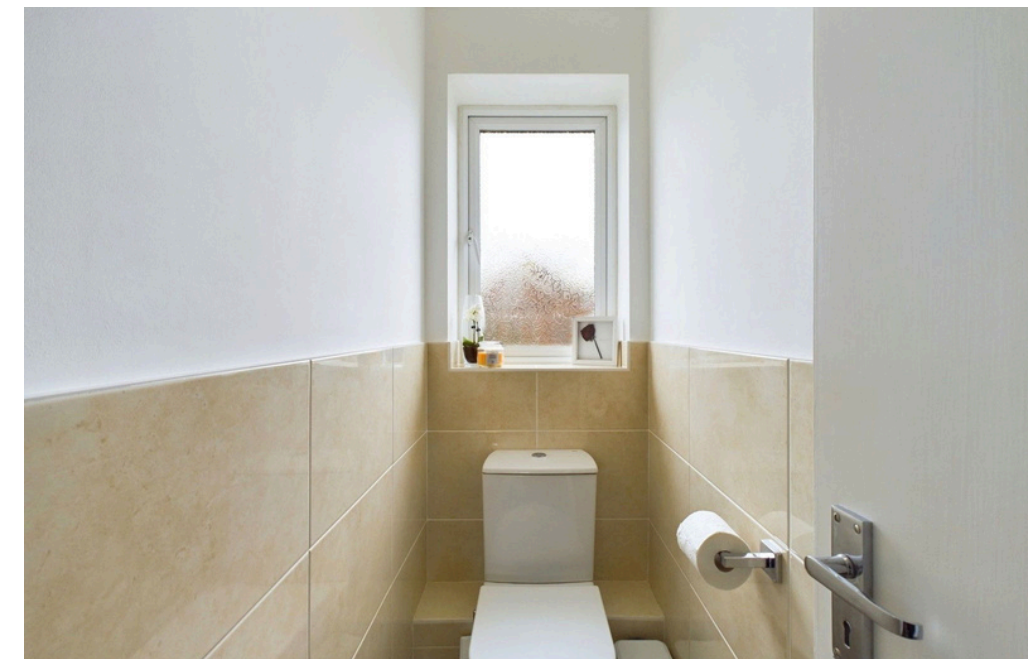
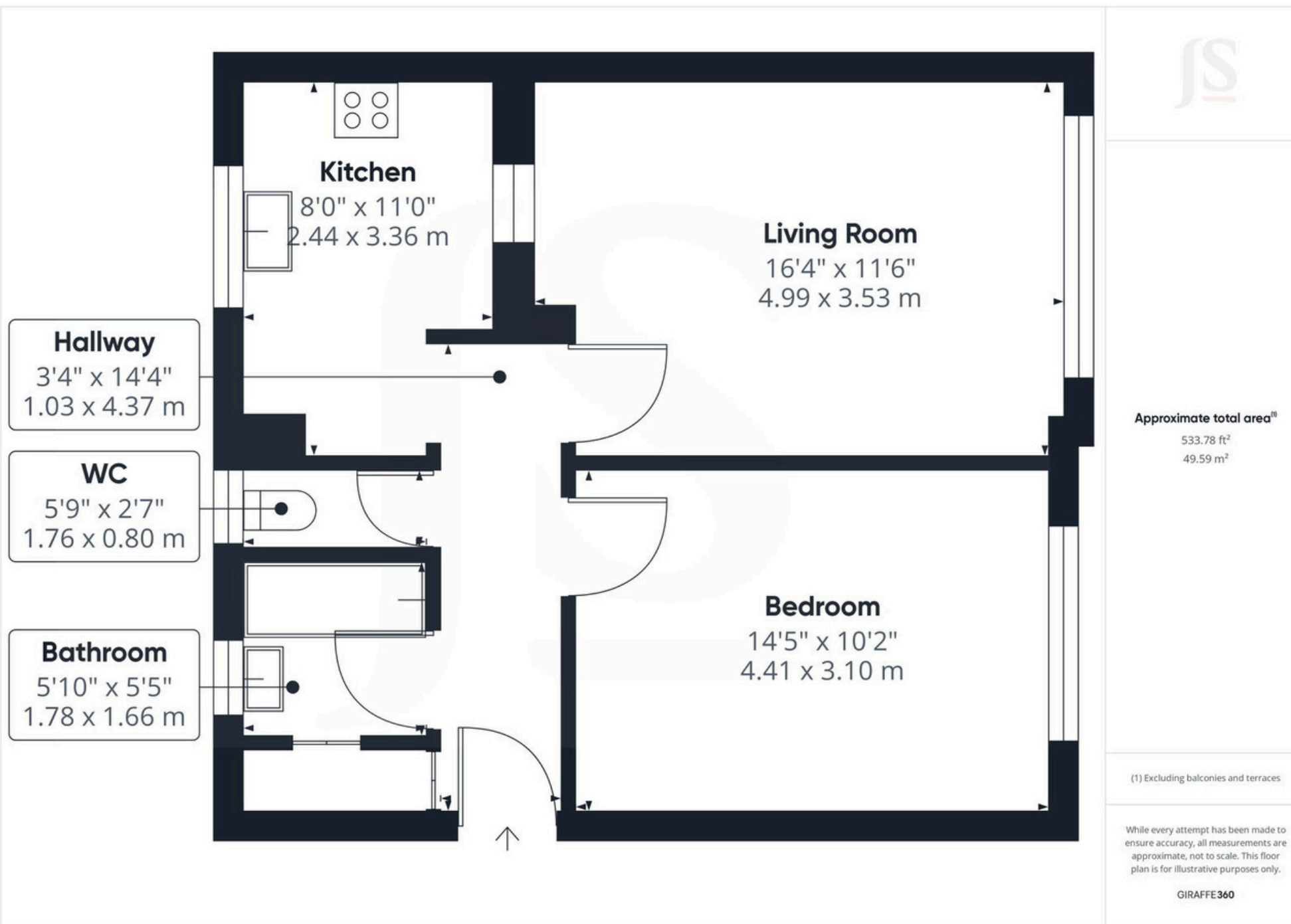
### TENURE

Service Charge:

Ground Rent:

Lease: 92 years remaining.





## Property Details:

Floor area (as quoted by EPC: 54 sqm)

Tenure: LEASEHOLD

Council tax band: A

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.