

Russell Ponsford

The Estate & Letting Agents

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10 MEADWAY COURT, THE BOULEVARD, WORTHING, BN13 1PN.

A BRIGHT & SPACIOUS TWO DOUBLE BEDROOM GROUND FLOOR FLAT IN POPULAR PURPOSE BUILT BLOCK CLOSE TO SHOPS, STATION & COLLEGE.



PRICE

£144,950

LEASEHOLD

LOCATED CLOSE TO SHOPS, STATION & COLLEGE THIS FLAT WOULD MAKE AN IDEAL FIRST TIME BUY OR BUY TO LET. SOME OF THE MANY FEATURES INCLUDE:

- PURPOSE BUILT GROUND FLOOR FLAT
- TWO DOUBLE BEDROOMS
- SPACIOUS KITCHEN/BREAKFAST ROOM
- MODERN BATHROOM/WC
- SPACIOUS WEST FACING LOUNGE
- CHAIN FREE PURCHASE
- DOUBLE GLAZED WINDOWS
- GAS CENTRAL HEATING
- GARAGE IN COMPOUND & PARKING
- VERY CONVENIENT LOCATION
- IDEAL FIRST BUY OR BUY TO LET
- VIEWING IS STRONGLY ADVISED



Web: www.russellponsford.co.uk

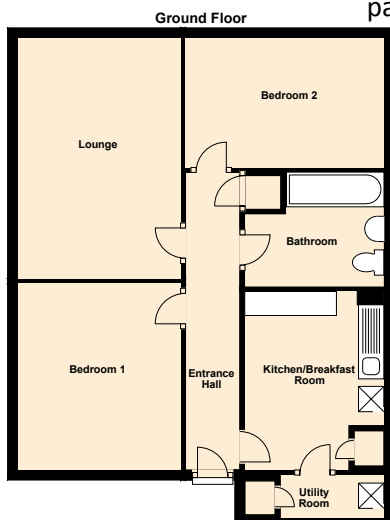


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THE ACCOMMODATION WITH APPROXIMATE ROOM SIZES ARE AS FOLLOWS

- COMMUNAL FRONT DOOR TO:** Communal entrance hall with stairs to all floors and back door to garage compound & rear gardens. Personal wooden part glazed front door opening to:
- ENTRANCE HALL:** Large shelved storage cupboard with cupboard above, door entry phone, picture rail, coved and flush ceiling. Doors to the following rooms:
- LOUNGE (W):** 15'10" into chimney recess x 11'10" (4.826m x 3.606m) Front aspect via large double glazed window overlooking front communal gardens, feature tiled fire surround with fitted log effect gas fire set on matching hearth, radiator, power points, TV point & coved ceiling,
- KITCHEN (E):** 10'4" x 8'6" (3.149m x 2.590m) Rear aspect via double glazed window. Kitchen comprising double drainer single bowl stainless steel sink with white fronted cupboards and drawers below with gas meter, electric cooker slot in space, further matching base cupboards and drawer units with tall shelved larder cupboard. Further cupboard housing wall mounted combination boiler supplying hot water & central heating. Space for breakfast table, tile effect vinyl flooring, glazed window giving borrowed light to hallway, textured ceiling and door to:
- UTILITY ROOM:** Rear aspect via obscured double glazed window, cupboard with space and power for upright fridge/freezer, space & plumbing for washing machine and part double glazed back door to rear gardens and garage compound.
- BEDROOM 1 (W):** 12'2 x 11'10" (3.708m x 3.606m) Front aspect via double glazed window, radiator, picture rail & power points.
- BEDROOM 2 (E):** 11'9" x 10'4" (3.581m x 3.149m) Rear aspect via double glazed window, radiator, picture rail & power points.
- BATHROOM/WC:** Comprising white panelled bath with central mixer taps and shower hose attachment with fitted thermostatically controlled shower and glass screen over the bath, matching pedestal wash hand basin & low-level flush WC, medicine cabinet, uPVC ladder towel rail, complimentary part tiled walls and obscured double glazed window.
- OUTSIDE:** Well maintained communal gardens surround the property with carriage driveway to non-allocated residents permit parking and visitor parking spaces. Car wash area and driveway to:
- GARAGE:** Garage number 10 in rear compound with metal up & over door and corrugated roof.
- TENURE:** Balance of a 999-year lease from 1958.
- MAINTENANCE:** Approximately £600 per six months payable in advance. £5 ground rent per six months payable in arrears.



Agent's Notes: All dimensions are approximate. References to appliances and/or services do not imply that they are in working order or fit the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property and any fixtures and fittings. All location aerial photographs and floor plans are for guidance and are only a general representation of the location and layout of the property and must not be considered to be accurate or true to scale.