



£135,000

**Hampden Court**

Worthing, BN11 2BP

## PROPERTY SUMMARY

This charming one-bedroom ground floor flat located in the desirable area of Worthing. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for first-time buyers or a buy to let option.

The property comes with a double bedroom that can be opened up into the south facing lounge, separate kitchen and bathroom plus non allocated parking and communal front garden.

One of the standout features of this property is the communal gardens, which provide a lovely outdoor space for residents to enjoy.

Additionally, the flat benefits from non-allocated permit parking. The property is chain-free, allowing for a smooth and efficient purchasing process.

Situated in Worthing, this flat is conveniently located near local amenities, shops, and transport links, making it easy to explore the vibrant community.

Lease - Circa 74 Years Remaining  
Maintenance - Circa £1200 per annum  
Ground Rent - Circa £200 per annum

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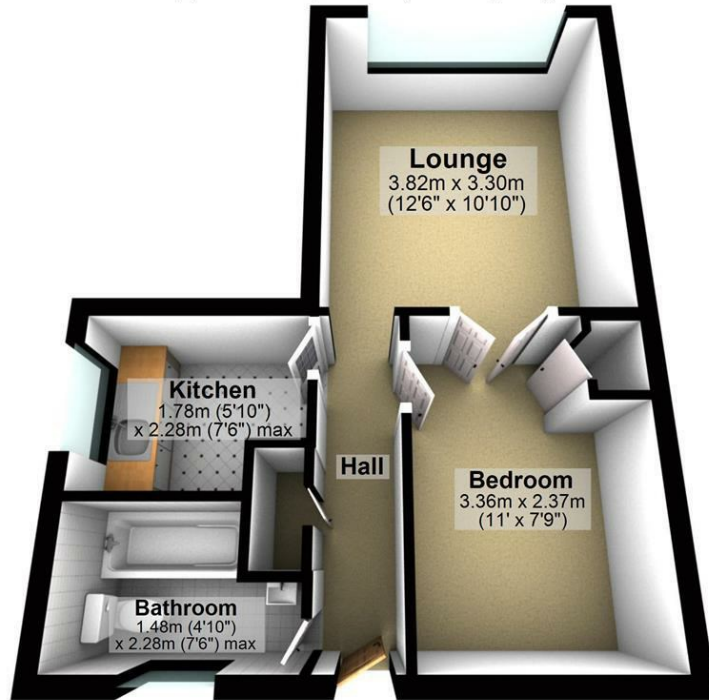


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**Ground Floor**  
Approx. 32.0 sq. metres (344.7 sq. feet)



Total area: approx. 32.0 sq. metres (344.7 sq. feet)

LOCAL AUTHORITY

TENURE  
Leasehold

COUNCIL TAX BAND  
A

VIEWINGS  
By prior appointment only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements