



Leicester Court, Newbury Road  
Worth, West Sussex RH10 7SP

**Guide Price £220,000**



\*\*\* Guide Price £220,000 - £240,000 \*\*\*

Astons are delighted to market this spacious and well presented two double bedroom apartment, situated in the highly desirable area of Worth, Crawley. Located within close proximity of local transport links and amenities, inside this desirable apartment features a well proportioned lounge/dining room, a refitted kitchen and bathroom, two double bedrooms and ample storage throughout. Additional benefits of this property include upvc double glazing throughout and an allocated parking space, this apartment is offered to market with no onward chain. Tenure Leasehold, Council Tax Band 'B', EPC rating C '79'.





### Entrance Hall

Front door, engineered oak wood flooring, coving, panel electric heater, access to storage cupboards and airing cupboard, doors to:

### Lounge/Dining Room

Bright and airy lounge/dining room comprising of engineered oak wood floor, coving, panel electric heater, double glazed sliding door to feature 'Juliet' balcony which over-looks communal grounds.



### Kitchen

Fitted with a range of units at base and eye level, space, power and plumbing for washing machine, cooker and fridge-freezer, stainless steel extractor hood over cooker, butler sink with stainless steel mixer-tap, oak work-tops, part tiled walls, tile effect vinyl flooring.



### Bathroom

Fitted three piece suite comprising of w/c, panel enclosed bathtub with mixer-tap and shower attachment, wash hand basin with mixer-tap, part tiled walls, tile flooring.



### Bedroom One

Double glazed windows to rear aspect, engineered oak wood flooring, coving, panel electric heater.



### Bedroom Two

Double glazed windows to rear aspect, engineered oak wood flooring, coving, panel electric heater.

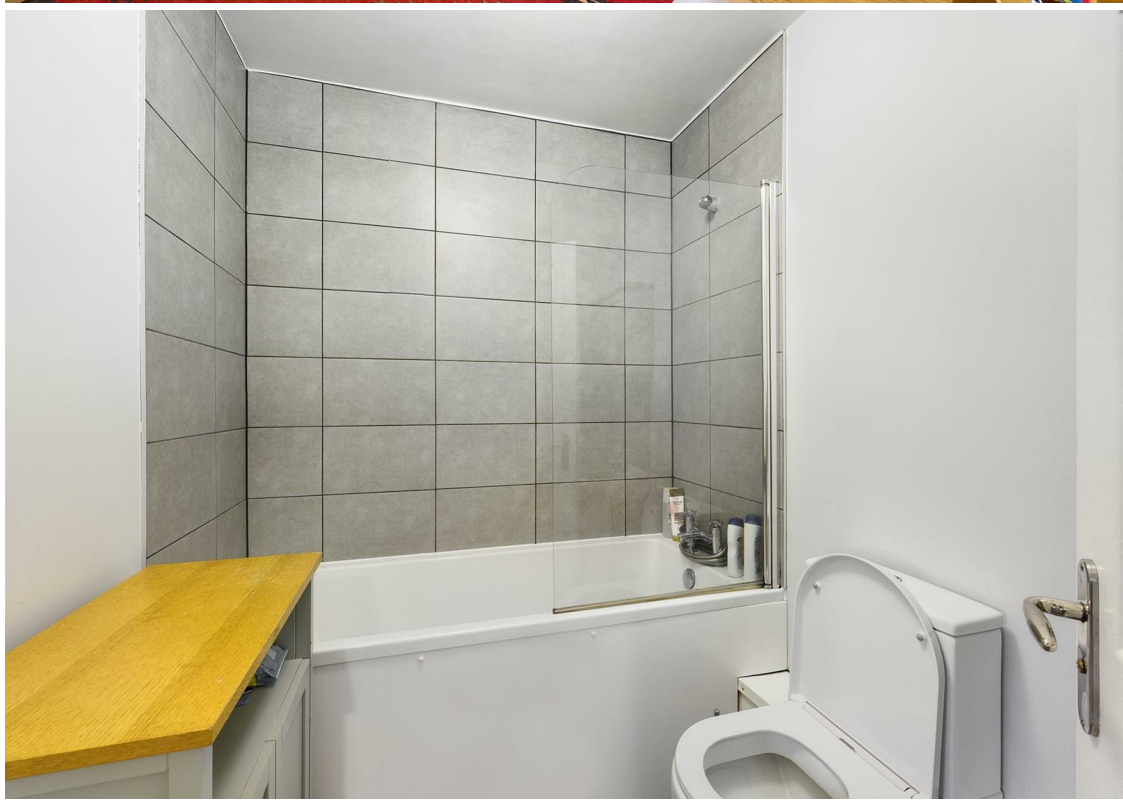
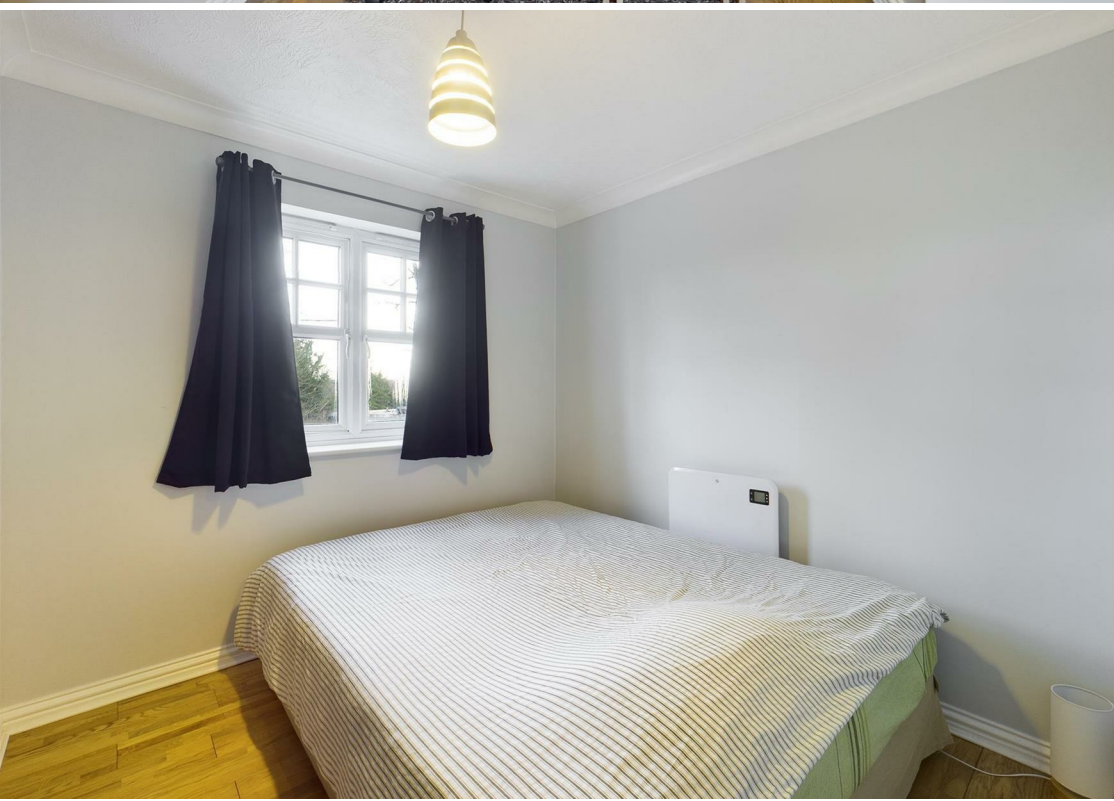


### Council Tax

Council Tax Band 'B'.

### Disclaimer





Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations or approvals.

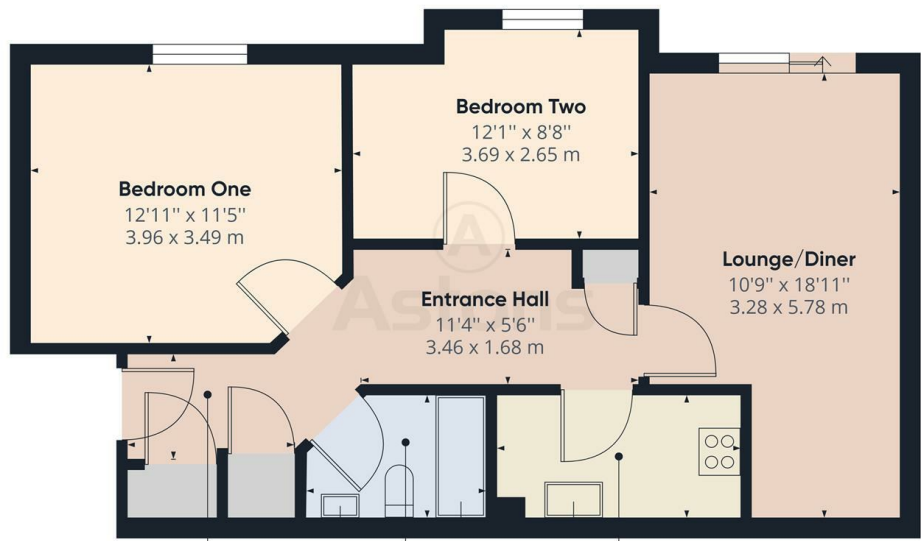
Referral Fees - We offer our customers a range of additional services, none of which are obligatory, and you are free to use service providers of your choice.

Should you choose a provider recommended by Astons, we will receive the following fees with the addition of VAT at the prevailing rate

Conveyancing - Lewis & Dick £150 per transaction

- Open Convey panel £150 per transaction

Mortgages - Finance Planning Group procurement fees from mortgage lenders which vary by lender. Customers will receive confirmation of these fees upon instruction and again as soon as the exact amounts are known.



**Entrance Hall**  
6'10" x 4'4"  
2.10 x 1.33 m

**Bathroom**  
7'6" x 5'7"  
2.29 x 1.70 m

**Kitchen**  
9'11" x 5'8"  
3.04 x 1.73 m

**Approximate total area<sup>(1)</sup>**  
648.29 ft<sup>2</sup>  
60.23 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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