



Merlin Court 106-116, 19 Merlin Court, 106-116 Littlehampton Road, Worthing,  
**Guide Price £240,000**

Winkworth Worthing offer to market this purpose built two bedroom apartment complete with its own West facing balcony.





## DESCRIPTION

Winkworth Worthing offer to market this purpose built two bedroom apartment complete with its own balcony. Situated on the first floor, the property boasts a spacious lounge with plenty of room for seating as well as a dining table. This dual aspect lounge is light and bright and offers direct access to the West facing balcony. The kitchen offers a range of wall and base units with built in oven, hob and extractor fan as well as under counter space for appliances. Both bedrooms are well appointed doubles. The shower room is modern with a double walk-in shower, wash basin, and w.c. This property offers the additional benefit of a rather large cupboard which would be excellent for storage of any bulky items. Additional features include a long lease, an allocated off road parking space and low service charges.

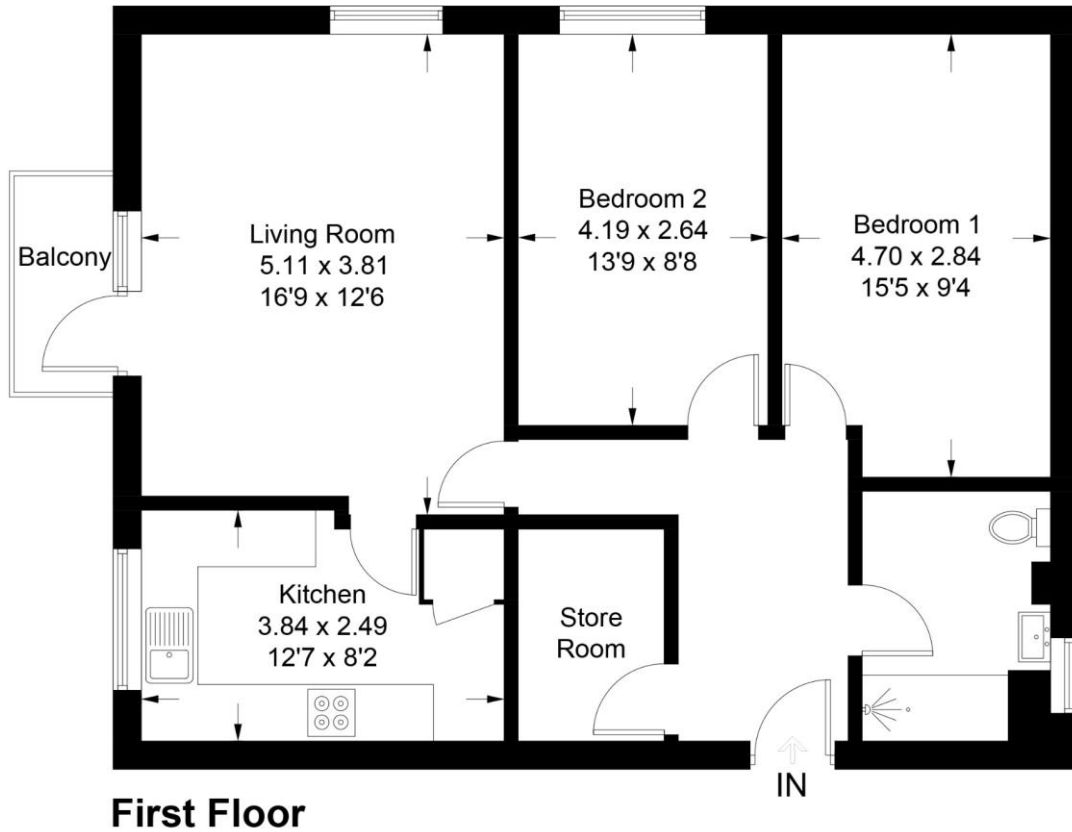
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>79</b>	<b>79</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
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





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Approximate Gross Internal Area = 72.6 sq m / 781 sq ft



PRODUCED FOR WINKWORTH ESTATE AGENTS.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2024.

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