



54 Princess Avenue, Worthing, BN13 1AR
Guide Price £300,000

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We are delighted to offer for sale this extremely well presented freehold ground floor two double bedroom apartment with the added benefit of a private driveway offering off street parking for two cars & a private south / east aspect rear garden, positioned in this popular Tarring location & being on a no through road.

- Ground Floor Apartment
- Two Spacious Double Bedrooms
- Open Plan Dual Aspect Lounge / Dining Room
- Private South Aspect Rear Garden
- Modern Fitted Dual Aspect Kitchen
- Freehold Apartment With Deed Of Covenant In Place
- Private Driveway With Off Street Parking For Two Vehicles
- Modern Fitted Shower Room
- Potential To Add Third Bedroom If Required With Minimal Work
- No Through Road





Entrance Hallway

4.88m x 3.35m at max (16'5 x 11'4 at max)
PVCU double glazed front door, radiator, carpeted flooring, access to understairs storage cupboard housing electric meter, skimmed ceiling, smoke detector.

Dual Aspect Open Plan Lounge / Dining Room

6.4m x 4.27m at max (21'1 x 14'11 at max)
Carpeted flooring, two radiators, three PVCU double glazed windows, television point, various power points, skimmed ceiling.

Bedroom One

4.57m x 3.35m (15'4 x 11'8)
Carpeted flooring, radiator, various power points, television point, PVCU double glazed window, skimmed ceiling.

Bedroom Two

3.96m x 3.05m (13'11 x 10'3)
Carpeted flooring, radiator, various power points,



PVCU double glazed opening window, PVCU double glazed door leading out into South aspect rear garden, skimmed ceiling.

Dual Aspect Modern Fitted Kitchen

3.66m x 2.74m (12'8 x 9'9)
LVT laminate flooring, square edge work surfaces with cupboards below & matching eye level cupboards with a high gloss finish, radiator, matching integrated oven with four ring induction hob above & extractor fan over, space for fridge freezer, inset stainless steel one & a half bowl sink unit with mixer tap & single drainer, space for washing machine, matching integrated dishwasher, wall mounted cupboard housing Vaillant combination boiler, two PVCU double glazed windows, PVCU double glazed door leading to South aspect rear garden, skimmed ceiling.

Shower Room

2.74m x 1.83m (9'2 x 6'4)
Tile effect vinyl flooring, low flush WC, contemporary



hand wash basin with mixer tap, fitted shower cubicle having an integrated power shower, fully tiled walls, radiator, wall mounted mirror, fitted storage cupboard with slatted shelving & further cupboard above, skimmed ceiling, PVCU double glazed frosted glass window.

Externally

Front Garden

Mainly laid to recently installed block paved private driveway offering off street parking for two vehicles, flower border, dwarf wall enclosed, pathway leading to private front door.

South / East Aspect Rear Garden

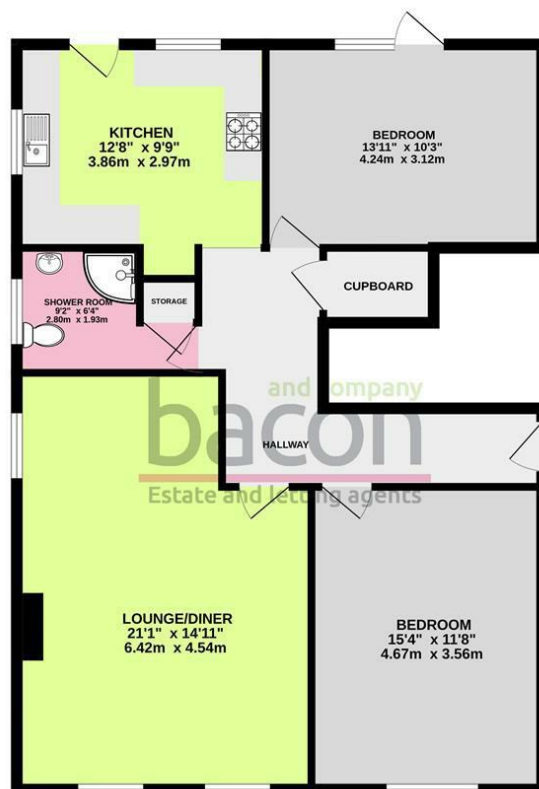
Mainly laid to patio with various flower & shrub borders, timber built storage sheds, fence enclosed, shingle area, outside tap, outside power sockets, outside brick built storage space understairs to first floor's rear garden space.

Council Tax

Band B



GROUND FLOOR
929 sq.ft. (86.3 sq.m.) approx.



TOTAL FLOOR AREA: 929 sq.ft. (86.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to



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