



Flat 3 7 Pavilion Road, Worthing, BN14 7EE  
Guide Price £115,000



A second floor studio flat situated within the catchment area of Thomas A Becket and within just a few hundred yards of Central Worthing mainline station. The accommodation consists of a shared entrance, studio room with kitchen area and a separate bathroom/w.c.

- Studio Flat
- Fitted Kitchen
- Fitted Bathroom
- Wardrobes With Pull Down Bed
- South Aspect Studio Room
- FREEHOLD
- No Onward Chain
- Close To Mainline Station



### Shared Entrance

Communal front door between the three flats. Staircase to first floor. Private door and additional staircase to second floor.

### Studio Room

5.87m max x 4.60m max (19'3 max x 15'1 max)

### Lounge/Bedroom Area

NB: Room narrows to 12/8 in depth. Two South aspect double glazed windows. Fitted bedroom wardrobes with one double wardrobe housing a pull down double bed. Wood effect flooring. Levelled ceiling with spotlights.

### Kitchen Area

NB: Room narrows in width to 7'3. Fitted suite comprising of a single sink having mixer tap and storage cupboard below. Roll top work surfaces with additional cupboards and drawers. Fitted oven and grill. Additional

appliance space. Part tiled walls. Wood effect flooring. Part textured and part levelled ceiling with spotlights. North aspect velux window.

### Bathroom/W.C

2.24m x 2.21m (7'4 x 7'3)

Suite comprising of a panelled bath having mixer taps with shower attachment. Wash hand basin with mixer tap and storage cupboard below. Push button w.c. Roll top work surface with space for washing machine below. Built in airing cupboard. Extractor fan. North aspect velux window.

### Maintenance & Lease

The property owns a share of the overall building freehold and is self managed between the three flats within the building. There is no ground rent (peppercorn) or fixed maintenance payments, but the seller advises us any works required are shared at a rate of 20%

for this home, and 40% from the ground and first floor flats.

Lease: 150 years from 29 September 2002

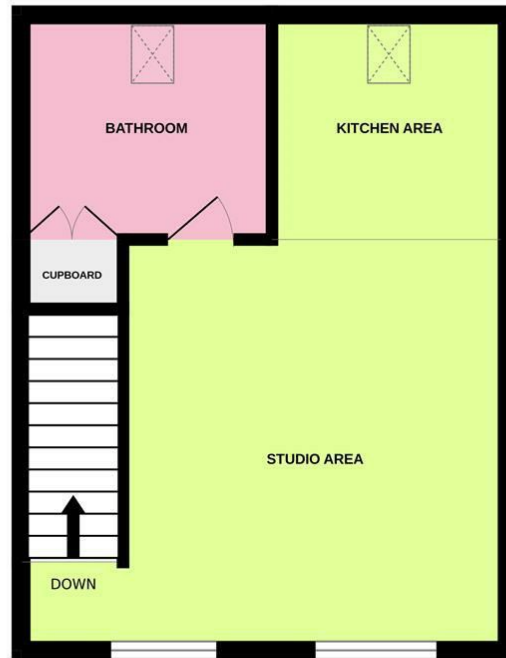
### Council Tax

Council Tax Band A

### Miscellaneous

Please note the photos shown were taken before the current tenant moved in.

1ST FLOOR



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 mis-statement. 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) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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