



14 Fair oak Court High Street, Tarring, Worthing, BN14 7NT  
Guide Price £230,000

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A ground floor two double bedroom purpose built flat located in the popular Tarring catchment. Briefly the accommodation comprises: entrance hall, lounge/dining room, kitchen, two bedrooms and bathroom/wc. Externally there are well maintained communal gardens. The property is within close proximity to local schools, shops, amenities and local transport connections. CHAIN FREE.

- Ground Floor Apartment
- Two Double Bedrooms
- Modern Fitted Bathroom
- Well Presented Communal Gardens Directly Accessed From Apartment
- Gas Central Heating
- Fitted Kitchen
- Long Lease
- CHAIN FREE









### Communal Entrance

Secure door leading to hallway. Private door to:

### Entrance Hall

Carpeted floor, radiator, fitted storage cupboard, wall mounted fuseboard, two wall mounted light fittings.

### Living Room

4.34m x 3.58m (14'3 x 11'9)

Carpeted floor, radiator, PVCU double glazed bay window.

### Kitchen

2.41m x 2.21m (7'11 x 7'3)

Tile effect flooring, roll edge laminate work surfaces with cupboards below with matching eye level cupboards, wall mounted boiler, integrated cooker with hob above & extractor fan over, space for fridge freezer, space &

provision for washing machine, tiled splashbacks, extractor fan, PVCU double glazed window, back door leading to communal gardens.

### Bedroom One

3.48m x 2.95m (11'5 x 9'8)

Carpeted floor, radiator, PVCU double glazed window.

### Bedroom Two

3.28m x 2.41m (10'9 x 7'11)

Carpeted floor, radiator, PVCU double glazed window.

### Modern Fitted Bathroom

2.21m x 1.70m (7'3 x 5'7)

Vinyl flooring, panel enclosed bath with electric shower above, low flush WC, chrome ladder style heated towel rail, hand wash basin with

mixer tap, PVCU double glazed window, extractor fan.

### Communal Grounds/Gardens

Mainly laid to lawn with various mature shrub & plant borders.

### Lease Information and Tenure

Tenure: Share of Freehold

Length of lease: 999 year lease

Annual service charge: £1400 per annum

Service charge review period: Annually

Annual ground rent: Peppercorn

Ground rent review period: TBC

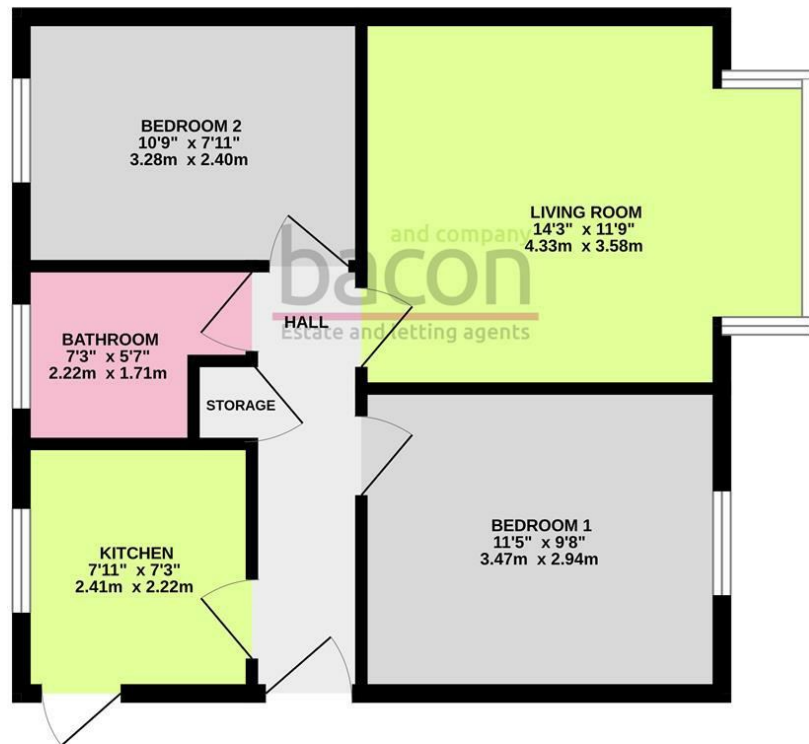
Council tax band: Band B

Draft version: 1

Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



GROUND FLOOR  
496 sq.ft. (46.1 sq.m.) approx.



TOTAL FLOOR AREA: 496 sq.ft. (46.1 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 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>		
(69-80) <b>C</b>	69	73
(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 confirm their condition or working order.



baconandco.co.uk

1-3 Broadwater Street West, Broadwater, Worthing, West Sussex, BN14 9BT

01903 524000

broadwater@baconandco.co.uk