



Flat 8 Alfriston House, Worthing, BN14 9AE
Asking Price £135,000

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A first floor studio flat situated within the sought after catchment area of Broadwater, close to local shops, schools and mainline station. The accommodation consists of a communal hallway, entrance hall, studio room, kitchen, bathroom/w.c, residents non allocated parking, communal grounds and gardens.

- Studio Apartment
- First Floor
- Popular Broadwater Catchment
- Double Glazed Windows
- Electric Heating
- Fitted Kitchen & Shower Room
- Residents Parking
- Purpose Built



Communal Hallways

External and covered communal hallways with communal stairs to the first floor.

Entrance Hall

2.13m x 0.86m (7'0 x 2'10)

Accessed via a composite front door. Electric meter cupboard. New LVT flooring in October 2024. Textured ceiling.

Studio Room

5.08m x 4.55m (16'8 x 14'11)

South aspect via double glazed windows.

Decorative fire surround. Wall mounted electric heater. New LVT flooring in October 2024. Fitted shelved storage cupboard. Fitted double wardrobe. Textured ceiling.

Kitchen

2.08m x 1.83m (6'10 x 6'0)

Fitted suite comprising of a single drainer sink

unit having mixer taps and storage cupboard below. Areas of work surface offering additional cupboards and drawers under.

Matching shelved wall units. Space for cooker, washing machine and upright fridge/freezer. Part tiled walls. Tiled flooring. Textured ceiling. North aspect double glazed window.

Shower Room/W.C

2.06m x 1.68m (6'9 x 5'6)

Fitted suite comprising of a step in double shower cubicle with shower unit and tiled surround. Wall mounted wash hand basin. Push button w.c. Tiled walls. Tiled floor. Wall mounted electric heater. Extractor fan. Textured ceiling. Obscure glass double glazed window.

Communal Grounds

Communal grounds and gardens surround the development.

Residents Parking

Non allocated residents parking space to the front and rear of the block.

Lease & Maintenance

Lease: 95 years unexpired as of 2024

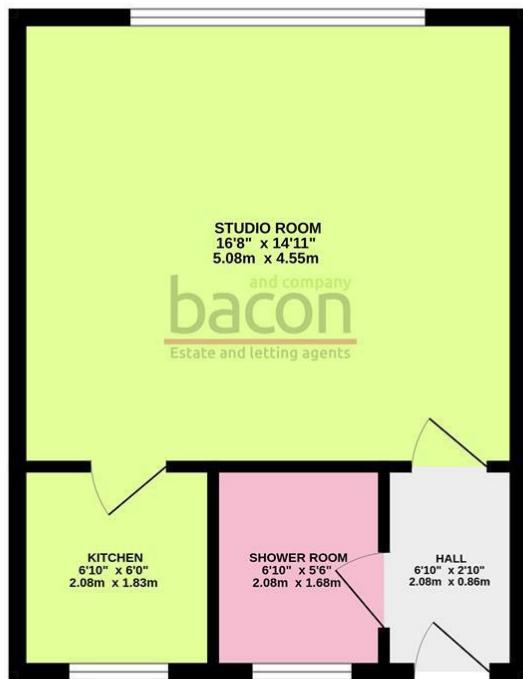
Ground Rent: £250 per annum

Maintenance: £300 per half year

Council Tax

Council Tax Band A

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 condition or efficiency is given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C	66	
(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 confirm their condition or working order.



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