



2a Westdean Road, Worthing, BN14 7RE
Guide Price £265,000

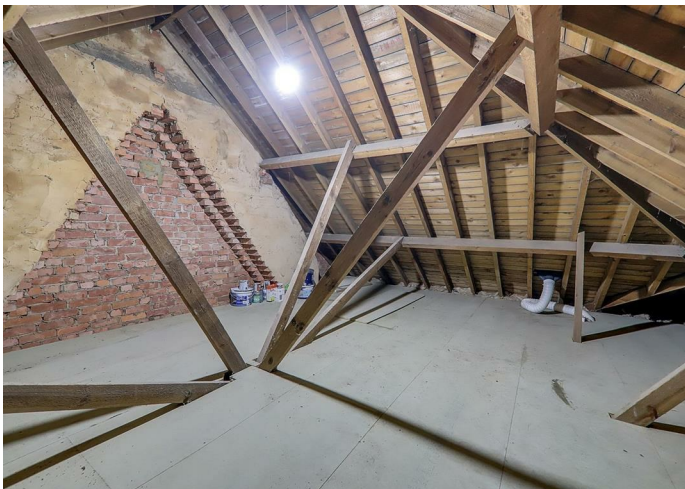
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A superbly finished first floor, one bedroom flat benefitting from private rear garden and share of the freehold. Located in this popular residential area of Thomas A Becket being close to shops, local amenities and transport links. Briefly the accommodation comprises: communal entrance with private door and stairs to landing, living room, modern fitted kitchen, double bedroom and modern bathroom/wc. Externally the property benefits from a private rear garden. Viewing is strongly advised to appreciate the high standard of finish throughout. CHAIN FREE.

- CHAIN FREE
- Stunning Finish Throughout
- Double Bedroom
- Private Rear Garden
- Share Of Freehold
- Loft Space
- Modern and Fitted Kitchen
- Double Glazing
- Gas Central Heating
- Popular Thomas A Becket Location





Communal Entrance

Composite double glazed door. Private door to:

Stair case leading to:

Landing

Double glazed window. Radiator. Access to loft via pull down ladder. Loft comprises: light and full boarding. Levelled and coved ceiling.

Living Room

4.39m into bay x 3.73m (14'5 into bay x 12'3)
Double glazed bay window to front. Radiator. Feature cast iron surround with slate hearth and solid wood surround. Picture rail. Levelled and coved ceiling.

Kitchen

3.86m x 2.21m (12'8 x 7'3)
Oak work surface having inset single drainer ceramic sink with draining board with mixer tap. Fitted 'Bosch' fan oven. Fitted 'Bosch' 4 ring gas hob with 'Bosch' extractor fan above. Integrated washer/dryer, undercounter fridge and freezer. Matching range of units comprising cupboards, drawers and eye level wall units. Dual aspect. Two double glazed windows. Radiator. Inset ceiling spotlighting. Levelled and coved ceiling.

Bedroom

3.86m x 3.73m (12'8 x 12'3)
Built in wardrobes with shelving and hanging rail. Double glazed window with distant views of Cissbury Ring. Radiator. Picture rail. Levelled and coved ceiling.

Bathroom

White suite comprising panelled bath with Victorian style mixer tap. Wall mounted Victorian style controls with overhead rainfall shower unit and handheld attachment. Glazed screen. Vanity unit with ceramic wash hand basin and matching mixer tap. Concealed cistern WC. Radiator. Tiled floor and part tiled walls. Cupboard housing 'Logic' combination boiler supplying gas central heating and hot water. Inset ceiling spotlighting.

Outside

Rear Garden

Access via side gate. Majority being paid to lawn. 6ft fence surround. Timber built shed.

Tenure & Lease Information

Tenure: Share of Freehold

Length of lease: 980 years remaining
Annual service charge: 50/50 with neighbour as and when
Service charge review period:
Annual ground rent: Nil
Ground rent review period:

Estate management charge:

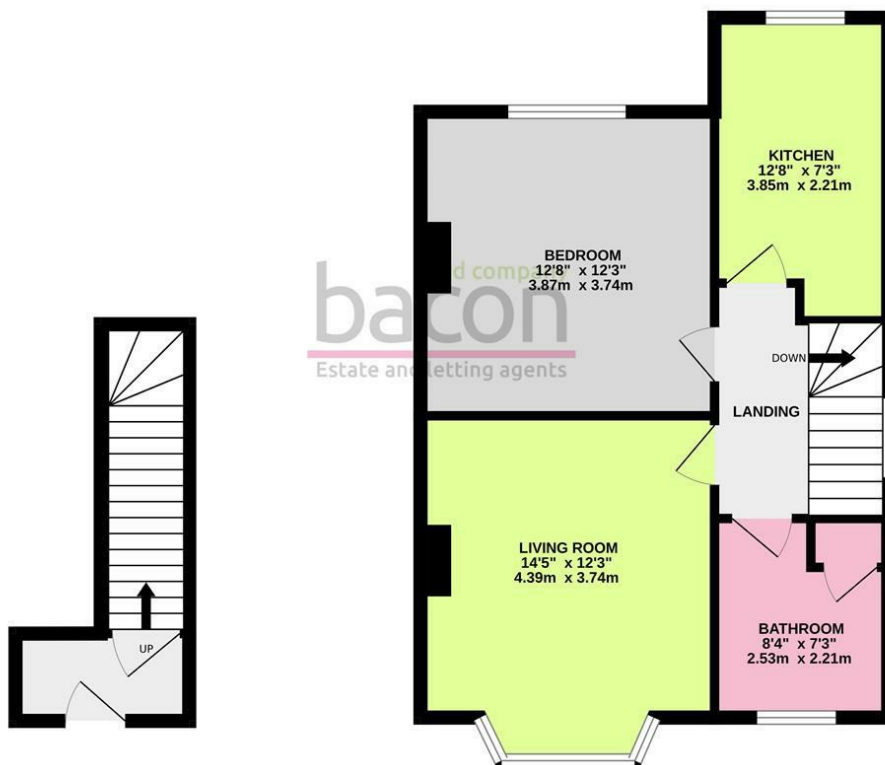
Council tax band:

Draft version:

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

GROUND FLOOR

FIRST FLOOR
538 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA : 538sq.ft. (50.0 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) A		
(81-91) B		
(69-80) C	70	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 confirm their condition or working order.



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