



18 Warner Road, Worthing, BN14 8DP  
Guide Price £200,000

and company  
**bacon**  
Estate and letting agents



We are delighted to offer for sale this deceptively spacious first floor apartment positioned in this Broadwater location close to local amenities.

In brief the property consists of two large double bedrooms, one of which has the added benefit of a triple wardrobe space with various hanging rails & shelving, an open plan lounge / dining space leads on to the fitted kitchen area having space for all appliances & having a recently fitted combination boiler, there is a separate WC & shower room to complete the internal accommodation.

Externally there is a private storage cupboard space, various communal areas & non allocated parking available, call today to arrange your viewing!

- First Floor Apartment
- Two Double Bedrooms
- Lounge / Dining Room
- Fitted Kitchen & Bathroom
- Separate WC
- Low Maintenance Costs
- PVCU Double Glazed & Gas Central Heated
- Chain Free





### Communal Entrance Hallway

Security telephone entry system, stairs to first floor, private front door.

### T-Shaped Entrance Hallway

3.86m x 0.89m (12'8 x 2'11)

Carpeted flooring, various power points, two fitted storage cupboards, textured ceiling.

### Lounge / Diner

6.63m x 3.58m (21'9 x 11'9)

Carpeted flooring, radiator, PVCU double glazed window, various power points, television point, textured ceiling.

### Bedroom One

4.09m x 3.35m (13'5 x 11)

Carpeted floor, radiator, various power points, PVCU double glazed window, fitted triple wardrobe having various hanging rails & shelving, textured ceiling with coving.



### Bedroom Two

3.89m x 3.58m (12'9 x 11'9)

Carpeted floor, radiator, PVCU double glazed window, various power points, textured ceiling.

### Fitted Kitchen

3.33m x 2.67m (10'11 x 8'9)

Vinyl flooring, roll edge laminate work surfaces with cupboards below & matching eye level cupboards, oven with extractor fan above, washing machine, inset stainless steel single drainer sink unit with mixer tap, breakfast bar area with seating for two, space for free-standing fridge freezer, space for undercounter separate fridge freezer, fitted storage cupboard housing Worcester Bosch combination boiler having shelving below.

### Shower Room

1.93m x 1.55m (6'4 x 5'1)

Vinyl flooring, fitted shower cubicle having an integrated electric shower, pedestal hand wash basin



with mixer tap, ladder style heated towel rail, PVCU double glazed window.

### Separate WC

1.93m x 0.81m (6'4 x 2'8)

Vinyl flooring, low flush WC, PVCU double glazed window.

### Externally

#### Communal Grounds

Various lawned areas, non-allocated first come first serve parking also available.

#### External Storage Cupboard

Allocated external storage cupboard.

#### Lease Information

Lease Length: 81 Years

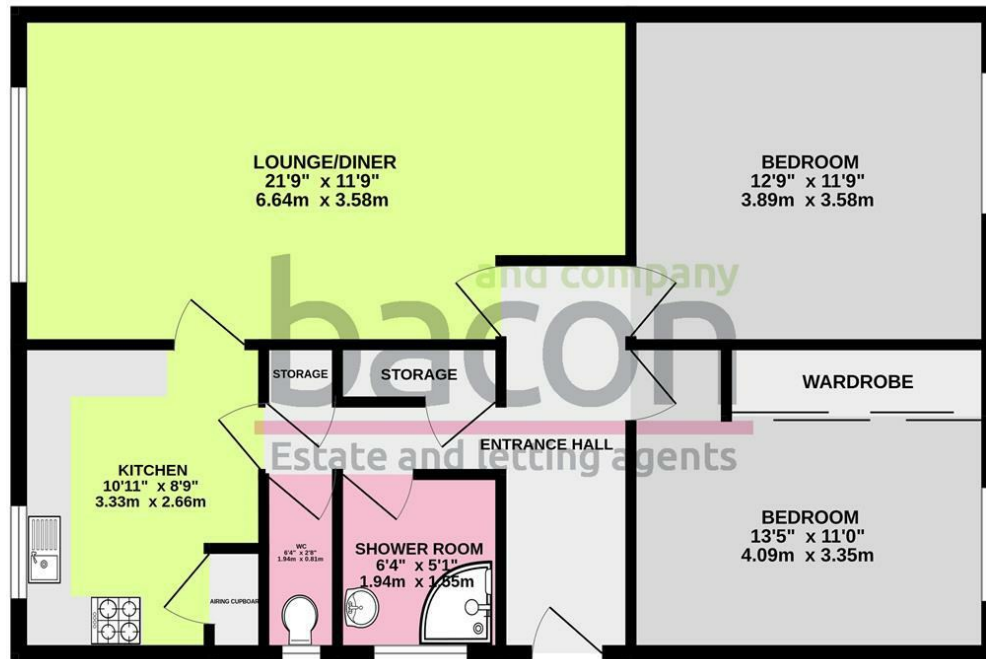
Service Charge: £195.63 Per Quarter (Includes Ground Rent)

#### Council Tax

Band A



GROUND FLOOR  
786 sq.ft. (73.0 sq.m.) approx.



TOTAL FLOOR AREA: 786 sq.ft. (73.0 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.  
Made with Metropix ©2020

**bacon** and company  
Estate and letting agents

| 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>                            | 74                      | 76        |
| (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



baconandco.co.uk

1-3 Broadwater Street West, Broadwater, Worthing, West Sussex, BN14 9BT  
01903 524000

broadwater@baconandco.co.uk

Bacon & Co (Worthing) Limited (No. 04721313) and Bacon Micawber Lettings Limited (No. 07466778) trading as Bacon and Company Registered in England and Wales. Registered office: c/o Galloways Accounting, The Mill Building, 31-35 Chatsworth Road, Worthing, England. BN11 1LY.