



8 Boxgrove Parade, Worthing, BN12 6BR

£1,200



Bacon Micawber Lettings are pleased to offer this two bedroom flat for rental which is situated in Boxgrove Parade, Goring at the edge of a modern housing area and with easy access to the A 259. This self contained flat has been the subject of some redecoration and is offered for rental in good order throughout with some freshly decorated walls and clean carpets. The accommodation comprises of a large South facing lounge, two double bedrooms, white bathroom suite with shower over the bath and kitchen with free standing electric oven. Please note that this flat is situated above a Funeral Directors so we are looking for tenants who enjoy a more peaceful environment and would respect the nature of the business below. Epc E Council Tax A

- Self Contained Apartment
- Two Double Bedrooms
- Chain Free
- Goring
- Spacious Living Room
- Bathroom/Wc
- Kitchen
- Entrance Hall & Inner Hall



External Staircase

Providing access to the first floor.

First Floor

Double glazed front door opening to

Entrance Hall

Doors to kitchen and living room.

Kitchen

1.85 x 3.65 (6'0" x 11'11")

Range of work surfaces with cupboards under.

Inset single drainer sink unit. Matching wall cupboards. Serving hatch. Double glazed window. Space for 4 appliances. Meter cupboard.

Lounge

7.18 x 2.83 (23'6" x 9'3")

Double glazed window. Wall mounted electric heater.

Inner Hall

Bedroom One

4.50 x 2.52 (14'9" x 8'3")

Double glazed window to front. Wall mounted electric heater. Fitted triple wardrobe.

Bedroom Two

4.31 x 2.53 (14'1" x 8'3")

Single wardrobe. Double glazed window. Wall mounted electric heater.

Bathroom/Wc

Panelled bath with shower above, pedestal wash hand basin and low level flush Wc. Airing cupboard housing hot water cylinder and tank.

Required Information

Length of lease: 67 Years Remaining - (The owner verbally advised that they would be

prepared to sell the apartment with a new lease at a higher price if requested).

Annual service charge:

Service charge review period:

Annual ground rent:

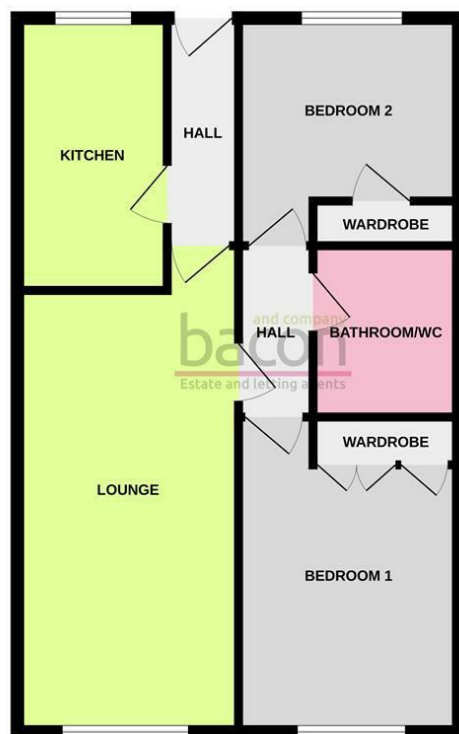
Ground rent review period:

Council tax band: A

Draft version: 1

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

FIRST 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 misstatement. 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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Estate and letting agents

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	47	
(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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