



120 Park Road, Worthing, BN11 2AL
Guide Price £195,000

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Well presented first floor, one bedroom converted flat benefitting from an allocated parking space with direct views overlooking Homefield Park and Park Road Tennis Courts. Located within Central Worthing the property is conveniently located within close proximity to local transport including popular bus routes and Worthing mainline railway station, shops, bars and amenities. Briefly the accommodation comprises: entrance hall, lounge, kitchen, double bedroom with recessed fitted wardrobes and bathroom/wc. Externally there is an allocated parking space and a communal garden. Further benefits include gas central heating and double glazing throughout.

- Worthing Town Centre
- First Floor Flat
- Double Bedroom
- Allocated Parking
- Modern Kitchen
- Modern Bathroom/wc
- Dual Aspect Living Room
- Communal Garden





Communal Entrance

Stairs to first floor, private door to:

Split Level Entrance Hall

Inset ceiling spotlights. Telephone entry system.

Living Room

3.99m x 3.78m (13'1 x 12'5)
South/West aspect. Two double glazed windows. Radiator. Fitted media unit with shelving.

Kitchen

2.34m x 1.98m (7'8 x 6'6)
Roll edge work surface having inset single drainer sink with extendable hose mixer tap and draining board. Four ring electric hob with tiled splashback and extractor cooker hood over. Single fitted oven. Space and plumbing for washing machine. Space for freestanding



fridge/freezer. Range of matching base units comprising of cupboards and drawers further eye level wall units. Wall mounted 'Worcester' combination boiler supplying central heating and hot water.

Bedroom

3.68m x 3.56m (12'1 x 11'8)
Double glazed window. Radiator. Fitted open wardrobes with shelves and hanging.

Bathroom/wc

White suite comprising panelled bath with mixer tap, shower attachment, glazed shower screen and tiled surround. Vanity unit with wash hand basin, mixer tap and cupboard below. Close coupled wc. Chrome heated towel rail. Double glazed window.

Outside



Communal Gardens

Delightful Southerly aspect gardens being mostly laid to lawn with borders of mature shrubs, trees and bushes.

Allocated Parking

Off road parking for one vehicle.

Lease Information

Length of lease: 121 years remaining
Annual service charge: Approximately £1,443.00 per annum
Service charge review period: TBC by vendor
Annual ground rent: £100 per annum
Ground rent review period: TBC by vendor
Council tax band: Band A

Version: 1

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



FIRST FLOOR
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA: 431 sq.ft. (40.0 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 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	77
(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.



baconandco.co.uk

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

01903 524000

broadwater@baconandco.co.uk