



90 Upper Brighton Road, Worthing, BN14 9HR
Guide Price £260,000

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A spacious two bedroom GROUND FLOOR apartment in sought after Charmandean offered with vacant possession and with accommodation including as follows: Entrance, lounge, kitchen/breakfast room, two double bedrooms, bathroom and separate WC. Externally there is a private SOUTH facing rear garden and a garage in compound. Viewing is highly recommended.

- Ground Floor Flat
- Private South Aspect Garden
- Broadwater Catchment Area
- Kitchen/Breakfast Room
- Two Double Bedrooms
- Bathroom/Sep WC
- Garage
- No Onward Chain





Entrance Hall

6.17m max x 0.97m (20'3 max x 3'2)

Accessed via a part glazed front door. Wood flooring throughout. Radiator. Double recess storage cupboard. Meter cupboard.

Lounge

5.18m x 3.78m (17'0 x 12'5)

Double glazed bay window to rear. Double radiator Coved ceiling.

Kitchen / Breakfast Room

3.81m x 3.05m (12'6 x 10'0)

Range of worktop services with cupboards and drawers under and incorporating a single drainer sink unit. Space for washing machine and cooker. Range of matching wall cupboards. Part tiled walls. Wall mounted gas fire boiler. Radiator. Larder cupboard. Double glazed

window overlooking the rear garden. Part glazed door to rear garden.

Bedroom One

4.27m x 3.78m (14'0 x 12'5)

Double glazed window to front. Radiator. Double built-in wardrobe.

Bedroom Two

3.35m x 2.74m (11'0 x 9'0)

Double radiator. Double glazed window to front.

Bathroom

2.34m x 1.55m (7'8 x 5'1)

Comprising panelled bath with shower attachment and screen. Pedestal wash hand basin. Heated towel rail. Part tiled walls. Double glazed window.

Separate WC

Low level flush WC. Double glazed window.

Private Rear Garden

South facing rear garden being mainly laid to lawn, enclosed mostly by fencing with part artificial grass and raised decking area. Paved patio area. Gate to garage compound.

Garage

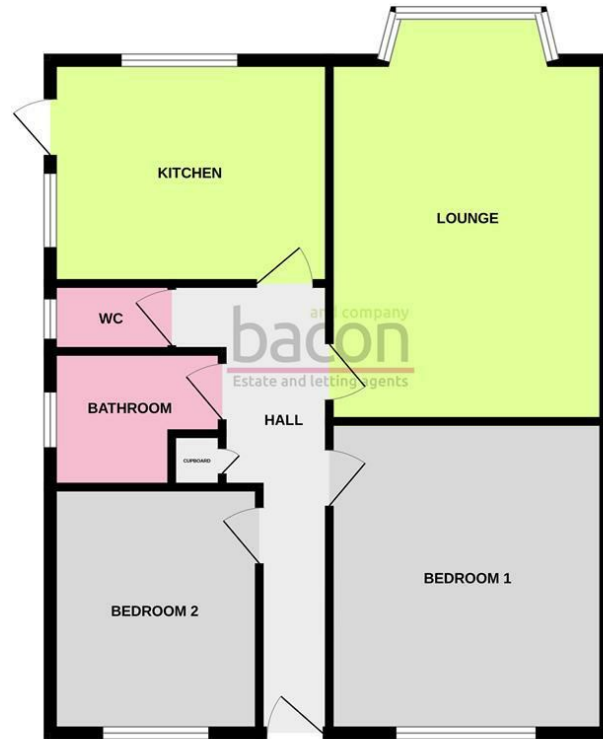
5.41m x 2.59m (17'9 x 8'6)

In compound of four adjacent to property. Up and over door.

Council Tax

Council Tax Band B

GROUND FLOOR



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	71	77
(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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