



Ground Floor Flat, 34 Garrick Road, Worthing, BN14 8BB  
Guide Price £225,000



A one double bedroom ground floor GARDEN FLAT situated within the sought after catchment area of Broadwater, close to local shops, schools and amenities. The accommodation consists of a shared entrance, reception hall, lounge, kitchen, bedroom, bathroom/w.c and private rear garden. **\*\*NO ONWARD CHAIN\*\***

- Ground Floor Flat
- Private Rear Garden
- Double Bedroom
- Modern Kitchen & Bathroom
- Double Glazed Windows
- Gas Central Heating
- Low Maintenance & Out-Goings
- No Onward Chain



### Shared Entrance

Accessed via a double glazed front door and shared between the first and ground floor flats. Obscure glass double glazed window. Private door to ground floor flat.

### Reception Hall

4.95m x 1.30m (16'3 x 4'3)  
Radiator. Picture rail. Understairs storage cupboard. Levelled ceiling. Doors to all rooms.

### Lounge

3.99m x into bay x 3.68m (13'1 x into bay x 12'1)  
West aspect via a double glazed bay window. Radiator. Picture rail. Levelled ceiling.

### Kitchen

3.91m x 2.84m (12'10 x 9'4)  
Fitted suite comprising of a single drainer sink unit with mixer taps and storage cupboards below. Areas of roll top work surfaces offering additional cupboards and drawers under. Matching shelved wall units. Four ring hob with extractor hood over and fitted oven and grill below. Space for washing machine, upright

fridge/freezer and further appliance. Wall mounted central heating boiler. Radiator. Levelled ceiling with spotlights. South aspect double glazed window. Double glazed door to rear garden.

### Bedroom

3.68m x 3.58m (12'1 x 11'9)  
East aspect via double glazed windows and French doors to the rear garden. Radiator. Picture rail. Levelled ceiling.

### Bathroom/W.C

3.30m max x 1.45m max (10'10 max x 4'9 max)  
Fitted suite comprising of a panelled bath with mixer taps and having shower unit and shower screen over. Pedestal wash hand basin with mixer taps. Push button w.c. Chrome ladder design radiator. Extractor fan. Levelled ceiling. Obscure glass double glazed window.

### Private Rear Garden

A further feature of this home with the majority of area being laid to lawn. Paved and artificial lawn patio area to the rear of the home. Raised wood decked patio area. Outside water tap. Gated side access to the front.

### Lease & Maintenance

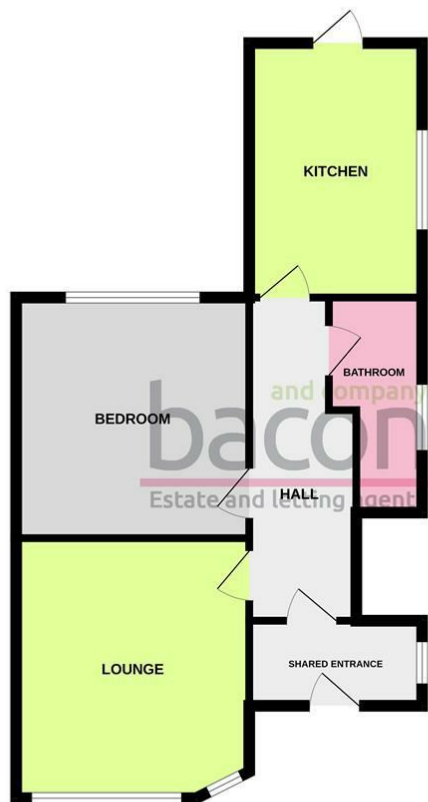
Lease: 125 years from 26/09/2024 (122 years remaining)  
Maintenance: 50% share of costs as and when with first floor  
Ground Rent: n/a

\*\*50% share of the Freehold is available via a separate transaction\*\*

### Council Tax

Council Tax Band A

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	74
(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



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