



17A Evelyn Road, Worthing, BN14 8AY

Guide Price £230,000

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A first floor converted two bedroom flat benefiting from a private West facing sun terrace. Briefly the accommodation comprises: private entrance with stairs to landing, lounge, kitchen, two bedrooms, bathroom and separate WC. The property is located with this popular residential area and is close to local shops, local transport routes and amenities. Further benefits include double glazing and gas central heating. CHAIN FREE.

- CHAIN FREE
- West Facing Roof Terrace
- Two Bedrooms
- First Floor
- Private Entrance
- Separate Kitchen
- Service Charge As and When
- 111 Year Lease
- Popular Broadwater Location





Private Entrance

Double glazed door to entrance hall with stairs leading to:

Landing

Double glazed window. Picture rail. Access to loft via hatch.

Lounge

Double glazed window with double glazed door leading to roof terrace. Radiator. Picture rail

West Facing Sun Terrace

Rail surround. Space for table and chairs/outdoor furniture.

Kitchen

Roll edge works surface having inset one and a half bowl stainless steel sink with mixer tap and draining board. Four ring gas hob with extractor cooker hood over. Fitted 'AEG' fan oven. Space and plumbing for washing machine. Space for fridge/freezer. Excellent



range of matching cupboards, drawers and eyelevel wall units. Double glazed window. Radiator. Inset ceiling spotlights. Recessed shelved cupboard housing 'Valliant' combination boiler supplying gas central heating and hot water.

Bedroom One

Double glazed bay window to front. Picture rail. Radiator. Two recessed fitted wardrobes into alcove.

Bedroom Two

Double glazed bay window to front. Picture. Radiator.

Bathroom

White suite comprising panelled bath with mixer tap and glazed shower screen. Wall mounted controls feeding overhead shower. Pedestal wash hand basin. Double glazed window. Inset ceiling spotlights. Parts tiled walls. Tiled floor. Ladder style towel radiator.

Separate WC

Close coupled WC. Part tile walls. Tiled floor. Double glazed window. Inset ceiling spotlights.



Tenure & Lease Information

Tenure: Leasehold

Length of lease: 111 years remaining

Annual service charge: Split as and when on 50/50 basis

Service charge review period:

Annual ground rent: £150 per annum

Ground rent review period:

Estate management charge:

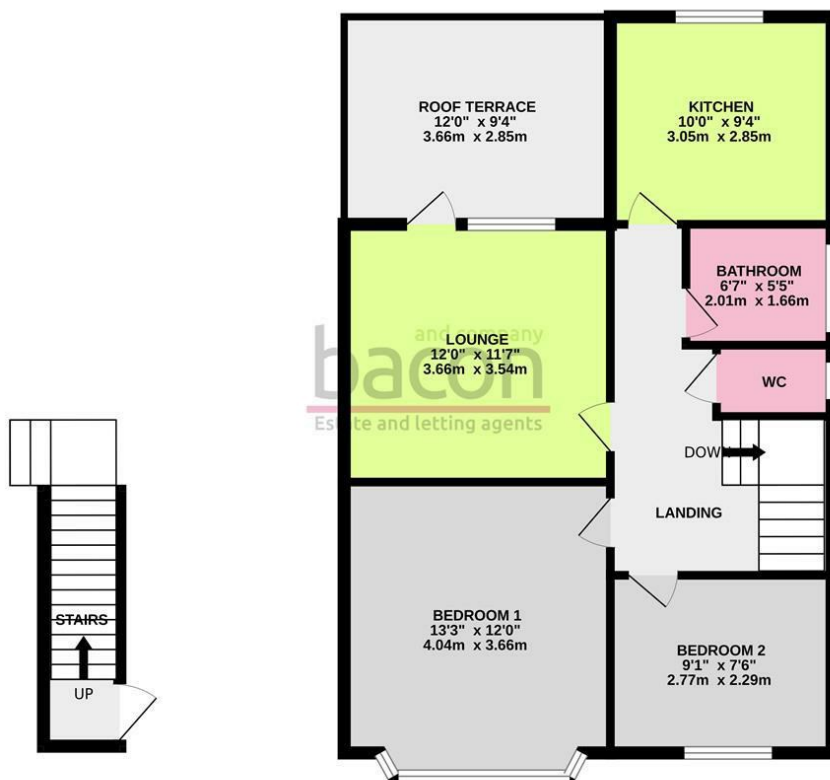
Council tax band:

Draft version:

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

ENTRANCE FLOOR

FIRST 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	69	76
(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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