



Flat 3, 29 St Georges Road, Worthing, BN11 2DS  
Guide Price £250,000

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A first and second floor two bedroom, two bathroom maisonette in popular St Georges Road, Central Worthing. The property is ideally situated within walking distance of local shops, town centre and seafront promenade. First floor accommodation briefly comprises entrance hall, bay fronted open plan lounge/kitchen/diner, private balcony, first floor bedroom and family bathroom. To the second floor there is an additional bedroom and en suite w/c. CHAIN FREE. NEW LEASE UPON COMPLETION.

- First/Second Floor Maisonette
- Town Centre/Seafront Location
- Two Double Bedrooms
- Bathroom & En-Suite
- Private Balcony
- Open Plan Kitchen/Lounge/Diner
- Chain Free
- New Lease Upon Completion





### Communal Entrance

Stairs leading to:

### Entrance Hall

Entry phone. Radiator. Stairs rising to second floor. Levelled and coved ceiling.

### Kitchen Area

2.92m x 2.16m (9'7 x 7'1)

Areas of work surface incorporating single drainer sink unit with mixer tap and drainer. Integrated 5 ring gas hob with tiled splashback, concealed extractor above and oven below. Integrated fridge/freezer. Range of matching cupboards, drawers and wall units. Levelled ceiling. Inset spotlights. Door leading to private balcony.

### Private Balcony

Space for small table & chairs.

### Lounge/Diner

4.90m into bay x 3.56m (16'1 into bay x 11'8)

Sash bay window to front. Two radiators. Feature fireplace with wrought iron surround and mantel.



### Bedroom Two

3.99m x 2.92m (13'1 x 9'7)

Two sash windows to rear. Radiator. Levelled and coved ceiling.

### Bathroom/WC

Panelled bath with mixer taps. Push button w/c. Wash hand basin with mixer taps. Ladder style radiator. Wall mounted 'Worcester' boiler. Tiled walls. Obscure glass sash window. Cupboard with space and plumbing for washing machine.

### Second Floor

#### Bedroom One

5.21m x 4.27m (17'1 x 14')

Maximum measurements taken. Sash window to side. Double glazed 'Velux' window. Two radiators. Eaves storage. Door to:

### Ensuite/WC

Double shower cubicle with wall mounted controls. Push button w/c. Wash hand basin with mixer taps. Ladder style radiator. Tiled walls. Extractor fan.

### Required Information



Length of lease: 177 years upon completion

Annual service charge: Approximately £1,300

Service charge review period: TBC

Annual ground rent: Peppercorn upon completion

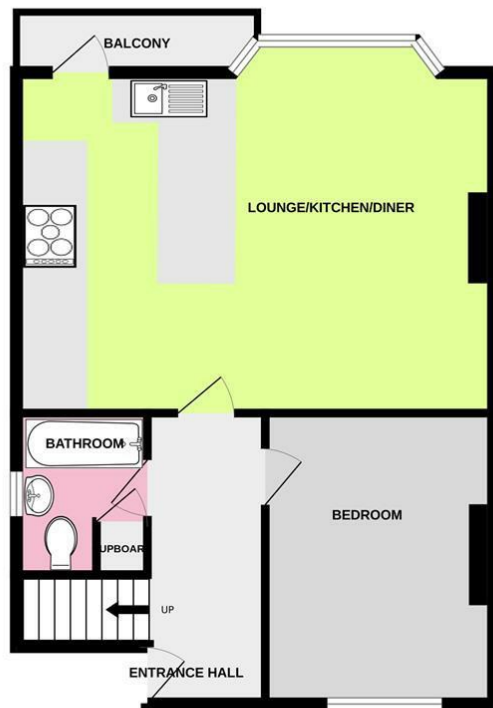
Ground rent review period: TBC

Council tax band: B

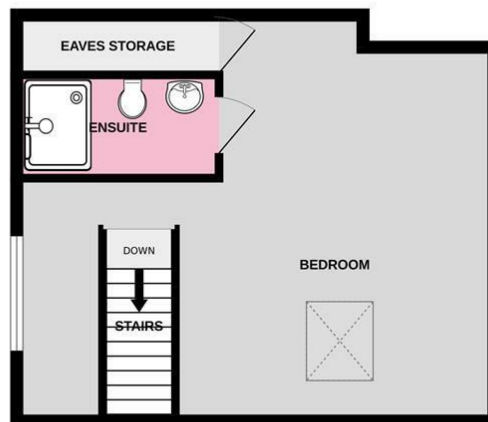
Version: 1

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

1ST FLOOR



2ND 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>		76
(55-68) <b>D</b>	56	
(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 confirm their condition or working order.



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