



Flat 2 98 Southfield Road, Worthing, BN14 9EG  
£1,100 Per Calendar Month

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This two bedroom First Floor Flat is situated within the sought after catchment area of Broadwater, with good local shops, pubs and post office in Broadwater Street West being easily accessible. The accommodation forms the upper half of a link terrace house which gives access to a private section of rear garden. Internally the flat benefits from gas central heating and double glazing, one main bedroom plus a smaller second bedroom off the lounge. The kitchen has a built in oven and hob and there is a free standing fridge and freezer. The bathroom has a bath and shower over. Long let intended. Epc C Council Tax Band A

- Two Bedroom First Floor Flat
- South Facing Rear Garden
- Double Glazed Windows
- Gas Central Heating
- Broadwater Catchment Area
- Bathroom with Bath and Shower
- Close To Local Shops



### **Shared Entrance**

Accessed via a double glazed front door. Inner private door to flat.

### **Entrance Hall**

Staircase to first floor landing.

### **First Floor Landing**

5.56m x 0.86m (18'3 x 2'10)

Radiator. Central heating thermostat. Carpeted. Levelled ceiling with access to loft space. Doors to all rooms other than bedroom two.

### **Lounge**

3.99m into bay x 3.20m (13'1 into bay x 10'6)

Triple aspect via a North, East and West aspect double glazed bay window. Radiator. Carpeted. Levelled ceiling.

### **Kitchen**

2.54m x 2.44m (8'4 x 8'0)

Fitted suite comprising of a single drainer sink unit having mixer taps and storage cupboards below. Areas of roll top work surfaces offering additional cupboard and drawers below. Matching shelved wall units. Inset four ring electric hob with fitted oven and grill below and extractor hood over. Space for washing machine and two further appliances. Part tiled walls. Wood effect vinyl flooring. Wall mounted central heating boiler. Levelled ceiling with spotlights. South aspect double glazed window.

### **Bedroom One**

4.83m x 2.69m (15'10 x 8'10)

South aspect via double glazed window. Radiator. Built in wardrobe. Carpeted. Levelled ceiling.

### **Bedroom Two**

2.46m x 2.34m (8'1 x 7'8)

North aspect double glazed window. Built in wardrobe. Carpeted. Levelled ceiling.

### **Bathroom/W.C**

1.88m x 1.42m (6'2 x 4'8)

Fitted suite comprising of panelled bath with twin hand grips with shower attachment. Pedestal wash hand basin. Push button w.c. Majority tiled walls. Radiator. Tile effect vinyl flooring. Levelled ceiling with extractor fan. Obscure glass double glazed window.

### **Private Rear Garden**

South facing. Rear section of the rear garden accessed via a side alleyway with gate to the garden section. Paved and concrete patio areas and decorative shingle. The garden is walled.

Council Tax Band A



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 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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



baconandco.co.uk

1-3 Broadwater Street West, Broadwater, Worthing, West Sussex, BN14 9BT  
01903 524000

broadwater@baconandco.co.uk

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