



60A South Farm Road, Worthing, BN14 7AE
Guide Price £225,000

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A two bedroom ground floor flat benefitting from a private rear garden, parking and garage. Briefly the accommodation comprises: private door to entrance hall, living room, kitchen, two bedrooms, inner hall way with storage cupboards, shower room and separate wc. Externally there is a private rear, side and front garden, garage and off road parking for one vehicle. The property is located conveniently close to Worthing Mainline Railway station, bus routes, shops, schools and amenities.

- CHAIN FREE
- Ground Floor Flat
- Two Bedrooms
- Private Garden
- Kitchen
- Bathroom
- 150 year lease upon completion
- Maintenance as and when
- Close to local shops, schools and amenities
- Close to Worthing Train Station





Private entrance with double glazed UPVC door to:

Entrance Hall

Picture rail. Wall light.

Living Room

4.06m x 3.61m (13'4 x 11'10)

Double glazed window over overlooking rear garden. Night storage heater. Picture rail. Wall lighting.

Kitchen

3.51m max x 2.36m (11'6 max x 7'9)

Roll edge works surface having inset single draining stainless steel sink with taps and draining board. Four ring electric hob with extractor fan over. Fitted oven. Space and plumbing for washing machine. Matching range of cupboards and eye level wall units. Larder cupboard. Double glazed window. Double glazed UPVC door to garden.

Bedroom One

3.45m x 3.00m (11'4 x 9'10)

Double glazed bay window to front. Night storage heater. Picture rail. Wall lighting.

Bedroom Two

3.45m x 2.69m (11'4 x 8'10)

Double glazed window to front. Night storage heater. Picture rail. Wall lighting.

Inner Hall

Built in shelved linen cupboard housing hot water tank. Further recessed storage cupboard housing electrical consumer unit. Night storage heater. Wall lighting. Picture rail.

Bathroom

White sweet comprising panelled bath with mixer tap and separate handheld shower attachment. Electric Triton overhead shower. Pedestal wash hand basin. Storage cupboard. Extractor fan. Double glazed window.

Separate WC

Close coupled WC. Double glazed window.

Outside

Side/Rear Garden

Six foot fence around with the majority being laid to lawn.

Front Garden

Front garden formal wall to front with the majority being laid lawn. Hardstanding walkway to front door. Mature borders of shrubs trees and bushes.

Garage

Up and over door. Private door to rear garden.

Driveway

Hardstanding with space for one vehicle. Located in front of the garage.

Lease Information and Council Tax Band

Length of lease: 150 year lease upon completion

Annual service charge: As and When split 50/50

Service charge review period: TBC

Annual ground rent: Peppercorn upon completion

Ground rent review period: TBC

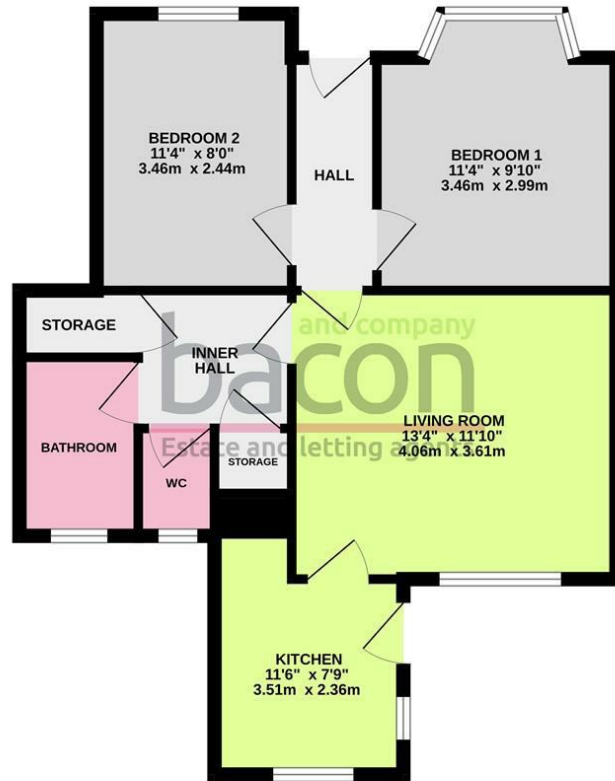
Council tax band: Band A

Draft version: 1

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



GROUND FLOOR
581 sq.ft. (54.0 sq.m.) approx.



TOTAL FLOOR AREA : 581 sq.ft. (54.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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		75
(55-68) D		
(39-54) E	42	
(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



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