



29 Chatsmore Crescent, Worthing, BN12 5AA

Price £240,000

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A beautifully presented two double bedroom freehold ground floor flat surrounded by immaculate communal gardens and within easy reach of excellent transport links and local amenities.

This home has been impressively improved by the current owners with the accommodation briefly comprising, private entrance opening to porch, entrance hall, spacious West aspect living room with space for dining table, modern refitted kitchen, two double bedrooms, both with built in wardrobes and refitted modern shower room/Wc. Benefits include gas central heating, double glazing, modern LVT flooring and an electrical rewire. Externally there is residents parking and well maintained communal gardens. Viewing is highly recommended.

- Ground Floor / Freehold Flat
- Private Entrance & Porch
- Beautifully Presented
- Two Double Bedrooms
- Refitted Kitchen
- Modern Shower Room /Wc
- Communal Gardens
- Goring By Sea





Private Entrance

Front door opening to

Entrance Porch

With windows and door opening to

Entrance Hall

LVT flooring. Radiator. Shelved cupboard. Spacious storage cupboard.

Living Room

5.48 x 3.91 (17'12" x 12'10")

Double glazed window. Radiator. LVT flooring.

Refitted Kitchen

3.38 x 2.44 (11'1" x 8')

Range of work surfaces with modern high gloss cupboards and drawers fitted under. Inset modern one and half sink drainer unit. Space for washing machine and slimline dishwasher. Fitted electric induction hob with oven under and extractor canopy above. Range of matching wall cupboards Incorporating built in microwave. Tiled splashback. Larder cupboard. Double

glazed door and window opening onto communal gardens. Fitted oak effect wall shelves. Radiator. LVT flooring.

Bedroom One

4.38 x 3.14 (14'4" x 10'4")

Double glazed window over looking the communal gardens. Radiator. Recessed wardrobes to one wall with sliding doors. LVT flooring.

Bedroom Two

3.66 x 2.89 (12' x 9'6")

Double glazed window over looking the communal gardens. Radiator. Fitted wardrobe with sliding doors.

Shower Room/Wc

2.31 x 1.95 (7'7" x 6'5")

Step in double shower cubicle with modern black shower fittings, vanity basin with drawers under and low level flush Wc. Part tiled walls. Black wall mounted towel radiator. Double glazed obscure glass window.

Communal Gardens

Laid to lawn and surround the development.

Residents Parking

Designated areas provide residents parking on a first come first serve basis.

Required Information

Maintenance Charge of £600 Per Annum which includes buildings insurance and gardening and other maintenance is split 50/50 with upstairs.

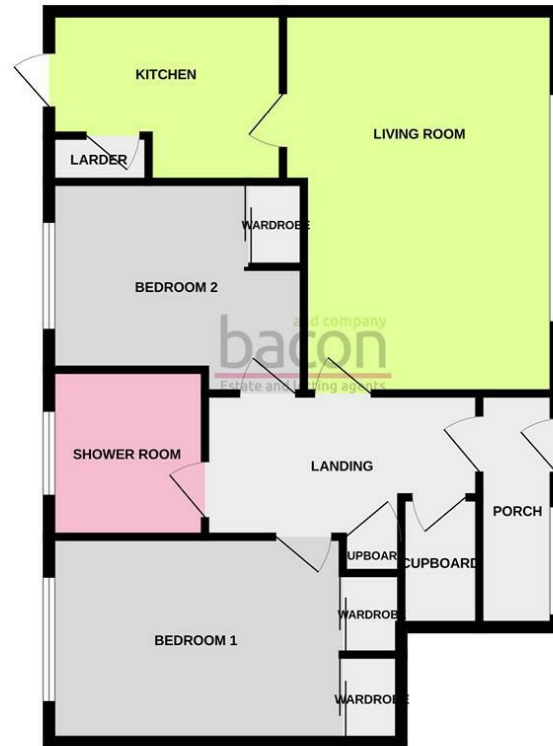
Council tax band: B

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



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 |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 75 |
| (55-68) D | | |
| (39-54) E | 50 | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| 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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