



2 Elizabeth Court 57 - 59 Mill Road, Worthing, BN11 5DY
Price £160,000

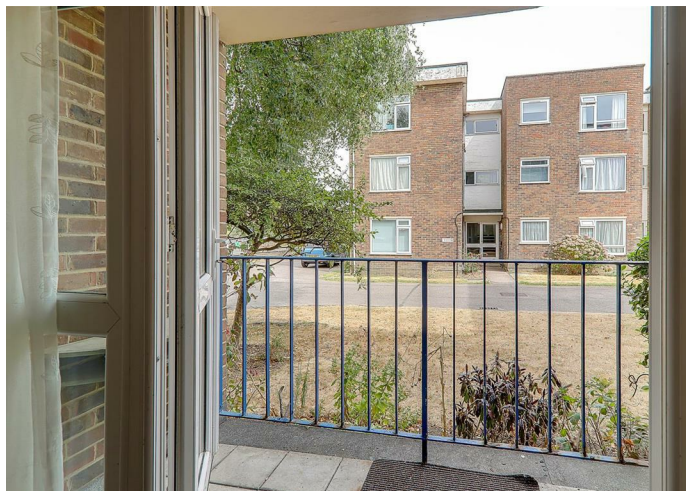
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Popular purpose built ground floor flat with close to the excellent local shopping thoroughfare at Goring Road with bus services and mainline railway stations close by. The accommodation briefly comprises; entrance hall, double bedroom, kitchen and bathroom/wc. The apartment also benefits from a patio area, double glazed windows, night storage heating and security entry phone.

Externally there is delightful communal gardens surround the development.

- Ground Floor Flat
- Private Enclosed Patio
- Chain Free
- One Bedroom
- Remainder of 999 Lease
- Double glazing
- West Worthing
- Close to Transport & Shops



Communal Entrance

With Security Entryphone. Front door opening to;

Entrance Hall

Cloaks cupboard housing electric meter. Security entryphone.

Lounge

3.03 x 3.77 (9'11" x 12'4")
Wall mounted electric heater. Double glazed double doors opening to the patio.

Private Patio

Enclosed by railings.

Kitchen

2.70 x 2.26 (8'10" x 7'4")
Work surfaces with cupboards and drawer fitted under. Inset single drainer sink unit. Fitted hob with oven under and extractor above.

Space for washing machine and fridge/freezer. Double glazed window. Part tiled walls.

Bedroom

2.71 x 3.27 (8'10" x 10'8")
Double glazed window. Built in cupboard with hanging rail.

Inner Lobby

Airing cupboard housing hot water cylinder and shelves.

Bathroom/Wc

2.15 x 1.78 (7'0" x 5'10")
Suite comprising panelled bath with independent shower unit, pedestal wash hand basin and low level flush Wc. Double glazed window. Part tiled walls. Wall mounted electric heater and heated towel rail. Extractor fan.

Communal Gardens

Surrounding the development.

Residents Parking

Located to the rear of the development.

Required Information

Length of lease: 941 year
Annual service charge: £1,176.24
Annual ground rent: £15

Council tax 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



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		76
(55-68) D		
(39-54) E	54	
(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



baconandco.co.uk

72 Goring Road, Goring-by-sea, Worthing, West Sussex, BN12 4AB

01903 520002

goring@baconandco.co.uk

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Registered in England and Wales. Registered office: c/o Galloways Accounting, The Mill Building, 31-35 Chatsworth Road, Worthing,
England BN11 1LX