



Flat 2 Shrewsbury Court, Worthing, BN11 3RU
Guide Price £300,000

and company
bacon
Estate and letting agents



Bacon & Company are pleased to offer for sale this self contained two double bedroom first floor maisonette in sought after West Worthing. Located near to local shopping facilities, bus routes and the seafront. The accommodation briefly comprises, private front door with lobby area and staircase rising to first floor landing, South aspect lounge/dining room, South aspect balcony over looking communal gardens, spacious kitchen/breakfast room, two bedrooms, ensuite shower room/Wc and additional bathroom/Wc. Benefits includes a garage, gas central heating, double glazing, loft space, available chain free. New digital electric shower and enclosure.

- Private Entrance
- Chain Free
- South Facing Private Balcony
- Garage
- New Digital Electric Shower and Enclosure.
- Two Bathrooms
- Residents & Visitors Parking
- Newly fitted Carpets and Vinyl Flooring





Private Entrance

Front door to

Entrance Lobby

Staircase rising to first floor.

Spacious Landing

Built in airing cupboard and built in cloaks cupboard. Radiator. Central heating controls. Access hatch to loft space, housing combination boiler. Double doors opening to lounge/dining room and further doors to kitchen, bedrooms and bathroom/Wc.

Lounge/Diner

5.9 x 3.5 (19'4" x 11'5")

Of popular Southerly aspect with double glazed sliding doors opening to Balcony. Two radiators. Fireplace surround with electric fire.

Private South Facing Balcony

Of popular Southerly aspect. Enclosed by decorative railing and with a tiled floor.

Kitchen/Breakfast Room

5.6 x 2.4 (18'4" x 7'10")

Excellent range of work surfaces with cupboards and drawers fitted under. Inset sink unit. Four ring electric hob. Built in oven with cupboard above and below. Space for appliances. Range of matching wall cupboards. Part tiled walls. Fully tiled flooring throughout. Feature single glazed circular window. Double glazed window. Radiator. Space for table and chairs.

Bedroom One

3.5 x 3.1 (11'5" x 10'2")

Built in double wardrobe with hanging rail and shelf. Double glazed window. Radiator.

En Suite

3.3 x 2 (10'9" x 6'6")

Step in double cubicle with independent shower unit, vanity surface with inset wash hand basin, cupboards under and concealed cistern Wc. Chrome towel

radiator. Part tiled walls. Extractor fan. Double glazed obscure glass window. Inset spotlights. Vinyl flooring throughout.

Bedroom Two

3.6 x 2.9 (11'9" x 9'6")

Double glazed window. Radiator. Enclosed shelved area perfect for office space.

Bathroom

2.5 x 2 (8'2" x 6'6")

Suite comprising panelled bath with mixer tap over and telephone style shower attachment, tiled vanity surface with inset wash hand basin and concealed cistern Wc. Part tiled walls. Double glazed obscure glass window.

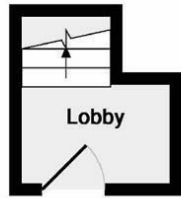
Communal Gardens

Gated gardens to the rear of the development and accessed via the garage compound.

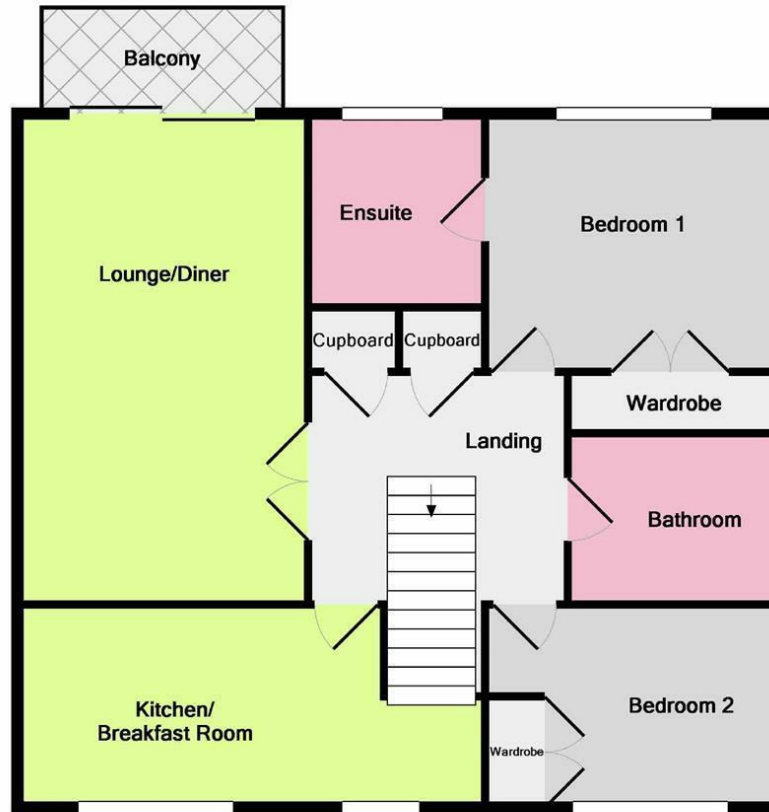
Private Garage

Located in rear compound. Number 2.





Ground Floor



1st Floor

Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2017

bacon and company
Estate and letting agents

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	75
(55-68) D		
(39-54) E		
(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 confirm their condition or working order.



baconandco.co.uk

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

01903 520002

goring@baconandco.co.uk