



baconandco.co.uk  
and company  
**bacon**  
01903 521000  
**for sale**

74 Richmond Road, Worthing, BN11 4AF  
Asking Price £155,000

and company  
**bacon**  
Estate and letting agents



Bacon and Company are pleased to offer for sale this one bedroom second floor flat in Richmond Road, Central Worthing. The property is ideally situated within walking distance of Worthing Town Centre, seafront promenade and mainline railway station. Accommodation briefly comprises of communal entrance hall, 14ft lounge/kitchen area, bedroom and shower room/wc. Additional benefits include double glazed 'Velux' windows, well maintained communal gardens and no ongoing chain.

- One Bedroom
- Second Floor Flat
- Period Style Conversion
- Central Worthing Location
- Double Glazed Windows
- Modern Kitchen & Shower Room
- Chain Free



### Communal Entrance

Secure telephone entry system. Stairs rising to second floor.

### Entrance Hall

Doors to all rooms.

### Kitchen/Lounge

4.27m x 3.05m (14'58 x 10'84)

(Maximum measurements taken. Restricted head height in areas) Electric radiator. Two double glazed 'Velux' windows. Levelled ceiling. Inset spotlights. Storage cupboard housing electric meter and hot water cylinder. Kitchen area is comprised of matching cupboards, drawers and wall units. 4 ring electric hob with oven below and concealed extractor hood above. Tiled splashback. Mixer tap over stainless steel sink. Integrated washing machine, fridge and freezer.

### Shower Room/Wc

1.52m x 1.52m (5'84 x 5'13)

Step-in shower with glass sliding door. Concealed cistern push button w/c. Wash basin with mixer taps over. Electric towel radiator. Extractor fan. Tiled walls. Levelled ceiling. Vinyl flooring.

### Bedroom

4.27m x 3.05m (14'58 x 10'37)

(Maximum measurements taken. Restricted head height in areas) Double glazed 'Velux' windows. Electric radiator. Levelling ceiling with inset spotlights.

### Communal Grounds

Well maintained communal gardens and ground surround the development.

### Required Information

Length of lease: 113 years.

Service charge: £1,285 per half year

Annual ground rent: £150.

Ground rent review period: TBC

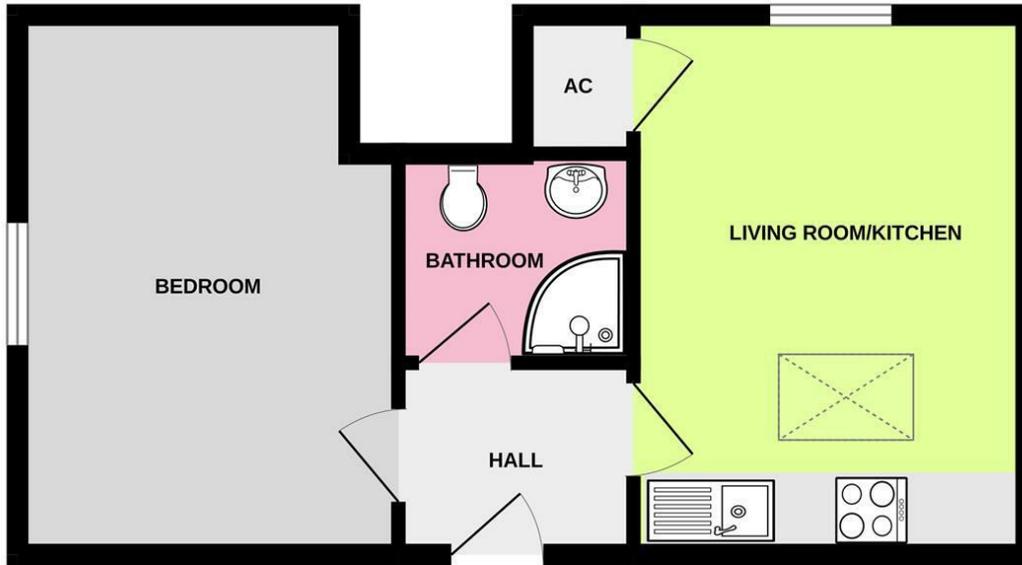
Council tax band: A

Version: 1

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



SECOND 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	71
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<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 confirm their condition or working order.



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