



43F Highdown Avenue, Worthing, BN13 1QL

Price Guide £157,500

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A self contained purpose built studio apartment located in popular Thomas A Becket. The accommodation consists of a PRIVATE ENTRANCE, hallway, 16ft studio room, kitchen, bathroom/w.c, loft space, GARAGE and communal garden. The apartment benefits from low outgoings, a new roof, gas central heating and to be sold CHAIN FREE.

- Purpose Built
- Studio Flat
- Garage
- Loft Space
- New Roof 2024
- Long Lease & Low Maintenance
- Chain Free
- Private Entrance





Property Features

This first floor studio apartment is a highly sought after development located in the catchment area of Thomas A Becket, close to local shops, schools and amenities. The flat benefits from having its own private entrance, double glazed windows, gas central heating, South facing communal gardens, garage, 16ft studio room and the remainder of 999 year lease.

Private Entrance

External staircase to covered landing area with private door to flat F.

Entrance Hall

Electric meter cupboard. Access hatch to loft space with pull down ladder and light.

Studio Room

5.03 x 4.52 (16'6" x 14'10")
Double glazed window. Radiator. Central heating thermostat. Built in storage cupboard.

Kitchen

2.31 x 1.83 (7'7" x 6'0")
Comprising of a single drainer sink unit and areas of roll top work surfaces offering cupboards and drawers under. Matching wall units. Space for cooker and additional appliance. Part tiled walls. Dual aspect via East and North facing double glazed windows. Wall mounted boiler.

Bathroom/Wc

1.78 x 1.63 (5'10" x 5'4")
A white suite comprising of a panelled bath, pedestal wash hand basin and Wc. Radiator. Part tiled walls. Obscure glass double glazed window.

Communal Grounds

Communal grounds surround the development with a Southerly aspect communal lawn area to the rear of the block.

Garage

Garage number 9 on development grounds. Brick built and accessed via an up and over door.

Required Information

Length of lease: 978 YEARS REMAINING
Annual service charge: Approximately 880 pa
Annual ground rent: £0
We have been verbally advised there is £40,000 saved in a reserve fund.

Appointed Managing Agent: Leasehold Management

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 for 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	74	77
(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.



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