



1 The Old Coach House Belsize Close, Worthing, BN11 4RF  
Guide Price £225,000



A superbly finished ground floor, one bedroom flat benefitting from an allocated parking space located in West Worthing being close to shops, local amenities and transport links including popular bus routes and mainline railway. Briefly the accommodation comprises: private door to entrance hall, living/dining room, modern fitted kitchen, double bedroom and modern bathroom/wc. Externally the property benefits from an allocated park space for one vehicle, communal courtyard with private area. Viewing is strongly advised to appreciate the high standard of finish throughout. CHAIN FREE.

- CHAIN FREE
- Popular West Worthing Location
- Allocated Parking Space
- Ground Floor with Private Entrance
- High Specification Throughout
- Double Bedroom
- Modern Kitchen and Bathroom/wc
- Living/Dining Room





## Private Entrance

Stable door to:

## Entrance Hall

Radiator. Dado rail. Wood effect tile flooring. Central heating thermostat. Double recessed storage cupboard with hanging rail, shelving and space for tumble dryer. Inset ceiling spot lighting.

## Living/Dining Room

4.42m x 3.25m (14'6 x 10'8)

South facing double glazed window. Radiator.

Ornamental wrought iron fire place with wood mantle and tiled hearth. Dado rail. Two wall lights. Central ceiling light.

## Modern Fitted Kitchen

4.42m x 1.93m (14'6 x 6'4)

Engineered wood work surfaces having inset ceramic sink with draining board and swan neck mixer tap. Four ring gas hob with extractor canopy above and fitted oven/grill below. Range of integrated appliances

including fridge/freezer, washing machine and dishwasher. Range of matching soft closing, base units, drawers and eye level wall units. Cupboard housing gas boiler supplying gas central heating and hot water. South facing double glazed window. Radiator. Wood effect tiled flooring. Inset ceiling spot lighting. Under cabinet LED lighting.

## Modern Bathroom/wc

Panelled bath with Victorian style shower over, handheld attachment, tiled surround and glazed shower screen. Victorian style low level flush wc. Marble vanity unit with inset ceramic wash hand basin with storage below and mixer tap. Ladder style towel radiator. Mirrored vanity wall unit with touch activated backlight. Wood effect tiled flooring. Inset ceiling spot lighting. Extractor fan. Double glazed window.

## Double Bedroom

4.42m x 2.67m (14'6 x 8'9)

Double glazed window. Radiator. Dado rail. Two wall lights. Central ceiling light.

## Outside

### Allocated Parking

Parking space number one.

### Communal Courtyard Area

South facing located directly outside the private door to flat.

### Lease and Tenure

Length of lease: 999 years remaining

Annual service charge: Approximately £1,200 per annum

Service charge review period: TBC by vendor

Annual ground rent: Zero

Ground rent review period: TBC by vendor

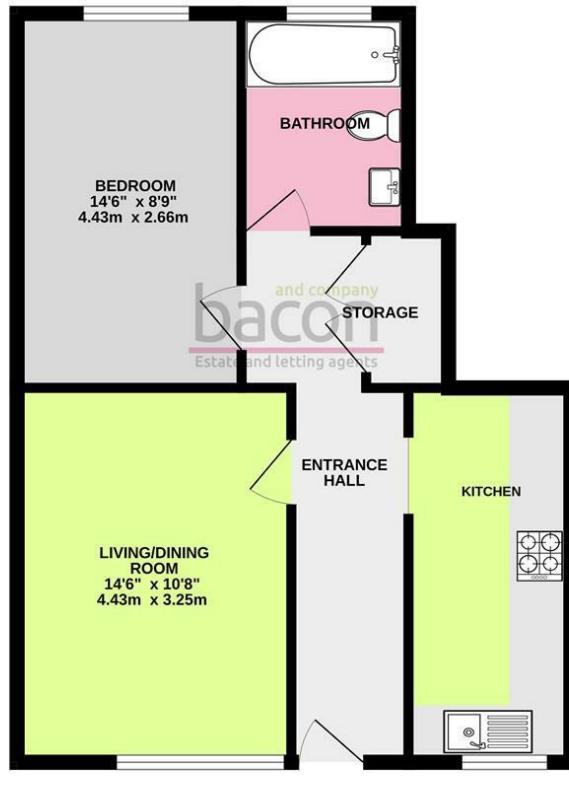
Council tax band: Band A

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  
592 sq.ft. (55.0 sq.m.) approx.



TOTAL FLOOR AREA : 592 sq.ft. (55.0 sq.m.) approx.  
Whilst every attempt is made to ensure the accuracy of these floor plans, 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.  
Made with Mensor 2024

and company  
**bacon**  
Estate and letting agents

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(81-91) B	76	79
(69-80) C		
(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