



Flat 1 17 Ollivers Chase, Worthing, BN12 4FN
Guide Price £260,000

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A rare opportunity to purchase this two bedroom first floor flat forming part of a hidden cul-de-sac within the catchment area of Goring By Sea. The accommodation consists of a shared entrance and hallway, reception hall, open plan lounge/dining room, kitchen, two bedrooms, bathroom/w.c and allocated parking space.

- Two Bed First Floor Apartment
- New Build in 2017
- Share Of Freehold
- Spacious Accommodation
- Secluded Location
- Security Entryphone System
- Double Glazed / Gas Heating
- Allocated Parking Space





Shared Entrance

Shared entrance between Flat 1 and 2. Security entryphone. Staircase to first floor landing. Private door to flat.

Reception Hall

7.14m x 1.30m (23'5 x 4'3)

North aspect via two velux windows. Radiator. Entryphone. Central heating thermostat. Built in storage cupboard. Wood flooring. Levelled and sloping ceiling with spotlights.

Lounge/Dining Room

5.56m x 4.45m (18'3 x 14'7)

Triple aspect via two North facing velux windows and both South and West facing double glazed windows. Radiator. Wood flooring. Levelled ceiling with spotlights. Opening to kitchen.

Kitchen

2.51m x 2.41m (8'3 x 7'11)

Fitted suite comprising of a one and a quarter bowl

single drainer sink unit with mixer taps and storage cupboards below. Areas of solid wood work surfaces offering additional cupboards and drawers under. Matching shelved wall units. Four ring hob with fitted oven and grill below and extractor hood over. Integrated dishwasher. Integrated fridge/freezer. Space for washing machine. Cupboard housing the homes wall mounted boiler. Wood flooring. Levelled and sloping ceiling with spotlights. South aspect double glazed window.

Bedroom One

4.19m x 2.74m (13'9 x 9'0)

South aspect via double glazed windows. Built in single and double wardrobes. Radiator. Levelled ceiling with spotlights.

Bedroom Two

4.19m x 2.59m (13'9 x 8'6)

South aspect via double glazed windows. Built in double wardrobe. Radiator. Levelled ceiling with spotlights.

Bathroom/W.C

2.57m x 1.68m (8'5 x 5'6)

Fitted suite comprising of a panelled bath with twin hand grips and having mixer taps with shower attachment, shower head and shower screen over. Wash hand basin with mixer taps. Chrome ladder design radiator. Tiled flooring. Push button w.c. Levelled ceiling with spotlights and extractor fan.

Allocated Parking

The flat comes with an allocated parking space within a car port situated directly below the apartment. It is the space directly to the left of the communal entrance.

Lease & Maintenance

Lease: 125 years from June 2023

Maintenance: The property owns a 50% share of the freehold with Flat 2 owning the other half. On this basis no ground rent is collected and each flat takes a 50% share of works as and when required.

Council Tax: Band B



FIRST 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	82	82
(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



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