



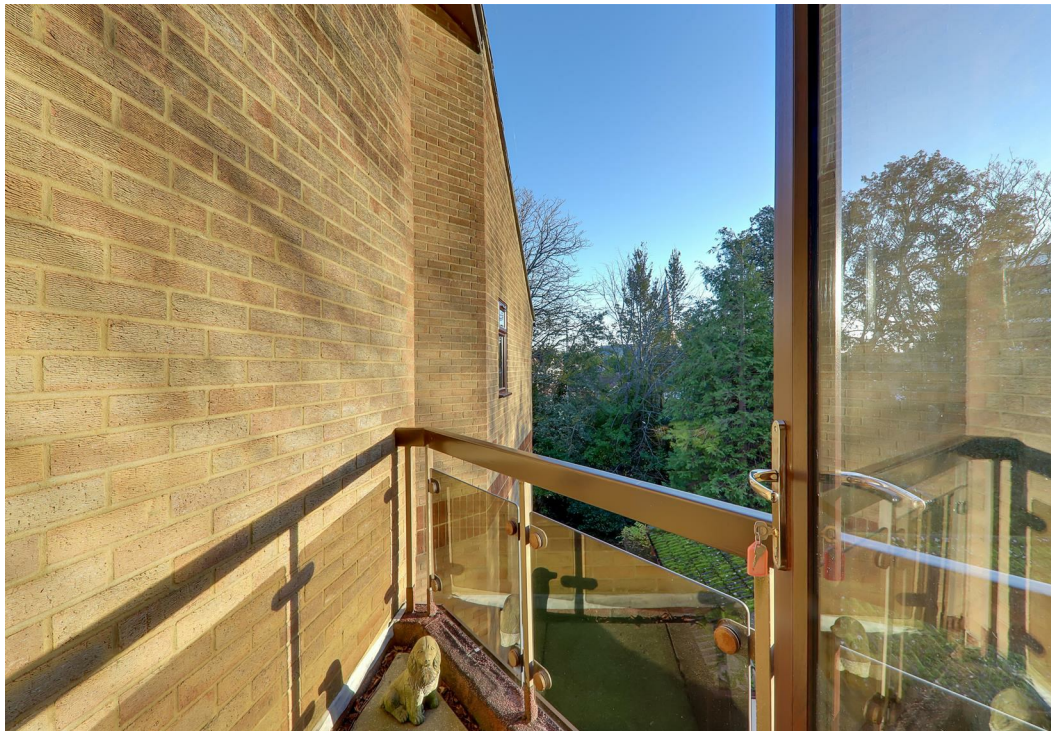
22 Redcotts, St. Botolphs Road, Worthing, BN11 4JW
Guide Price £239,950

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Bacon and Company are delighted to offer this two bedroom second floor apartment in a most popular block close to Worthing town centre and seafront. There is a lift, security entry phone and excellent well maintained grounds and is offered with vacant possession. Accommodation includes entrance hall, L shaped lounge/diner, private balcony, kitchen, two double bedrooms and a bathroom/WC. Externally there is a private covered parking bay. Viewing is highly recommended.

- CHAIN FREE
- Two Double Bedrooms
- Covered Parking Space
- Remainder of 999 year lease
- Purpose Built
- Popular West Worthing Location
- Balcony
- Large Lounge/Diner





Communal Entrance

Security entry with stairs or LIFT to second floor.

Private Entrance

Meter cupboard.

Private front door to:

Entrance Hall

Two recessed storage cupboards housing meters, security entry phone, storage radiator, recessed airing cupboard housing lagged tank and immersion, access to loft space, doors to:

L Shaped Lounge/Diner

5.79m x 5.51m narr to 3.43m (19'0 x 18'1 narr to 11'3)

Double glazed window with seating area under, wall mounted electric fire, electric wall heater, double doors to balcony, door to kitchen.

Balcony

Southerly aspect.



Kitchen

3.40m x 2.36m (11'2 x 7'9)

Excellent range of worktop surfaces with cupboards and drawers under incorporating a one and a half bowl sink unit, four ring Neff hob with extractor over, split level double oven, space for washing machine and fridge freezer, excellent range of matching wall cupboards and part tiled walls, tiled flooring, double glazed window, textured and coved ceiling, electric wall heater.

Bedroom 1

3.68m x 3.48m (12'1 x 11'5)

Wall heater, double glazed window, textured and coved ceiling.

Bedroom 2

3.71m x 2.90m (12'2 x 9'6)

Double glazed window, wall heater, textured and



coved ceiling, recessed double wardrobe, additional shelved storage cupboard.

Bathroom/WC

Suite comprising panelled bath with independent shower above, pedestal wash hand basin, low level flush WC, part tiled walls, heated towel rail, textured and coved ceiling.

Communal Gardens

Well maintained gardens and mature trees and shrubs within the grounds. Covered bin store.

Covered Parking

Covered parking bay no 22.

Lease/Maintenance

Lease - 961 years approx

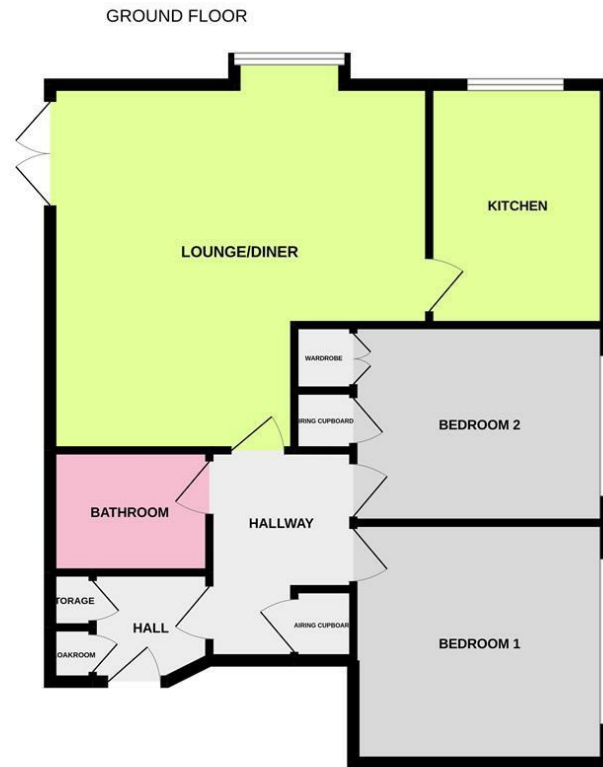
Maintenance - £2,500 approx per annum

Ground Rent - £60 per annum

Council Band

Band D





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		
(69-80) C		78
(55-68) D	62	
(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



baconandco.co.uk

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

01903 520002

goring@baconandco.co.uk

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