



Flat 2 Adur Lofts, Buckingham Road, Worthing, BN11 1TH  
Asking Price £245,000

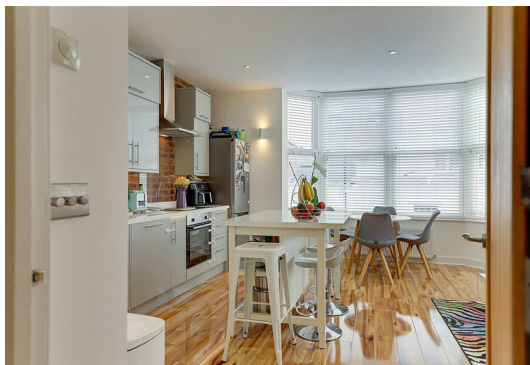




A light and spacious two double bedroom first floor apartment situated in the heart of Worthing Town Centre ideally located within close proximity to local shops, restaurants, bars, mainline railway station & seafront promenade. Accommodation briefly comprises, entrance hall, dual aspect open plan living accommodation, modern kitchen, master bedroom with en suite shower room, second double bedroom and a bathroom/wc. Additional benefits include gloss laminated flooring, exposed brick wall to the kitchen area. Viewing is highly recommended.

- Central Worthing Location
- Two Double Bedrooms
- Ensuite Shower Room/Wc
- Lease with Share of Freehold
- Modern Kitchen
- Open Plan Living
- Close to Seafront
- Double Glazed Sash Windows









Front door with security entry phone system to:

#### Communal Hall

Stairs leading to:

#### First Floor Landing

Personal front door leading to:

#### Entrance Hall

Honeywell digital thermostat and programmer. Airing cupboard housing electric boiler and providing storage space. Useful storage space. Security entry phone. Inset spotlights.

#### Lounge/Kitchen

5.74m into bay x 5.59m (18'9" into bay x 18'4")  
Double aspect room with southerly aspect bay window. Double glazed sash windows. Gloss laminate flooring. Inset spot lights. Radiator.  
KITCHEN AREA: Working surfaces with inset one and half bowl stainless steel sink unit with mixer tap. cupboards and drawers under with matching wall cabinets with concealed lighting. Four ring ceramic hob with oven beneath and cooker hood and light above. Space for fridge/freezer. Integrated dishwasher and washing machine.  
Island/breakfast bar with matching work surface and shelving below.

#### Bedroom 1

3.12m x 2.80m (10'2" x 9'2")  
Double glazed sash windows. Inset spotlights. Recessed wardrobe area with hanging space and shelving. Radiator. TV point.

#### Ensuite shower Room/WC

Part tiled walls. Shower cubicle with thermostatically controlled shower unit with rainfall and hand held showers. Close coupled WC. Wash hand basin with mixer tap. Shaver point. Extractor fan. Inset spotlights. Tiled floor.

#### Bedroom 2

2.79m x 2.65m (9'1" x 8'8")  
Double glazed sash windows. Radiator. Recessed wardrobe area with hanging space and shelving. Inset spotlights. TV point.

#### Bathroom/WC

Part tiled walls. White suite comprising shaped bath with mixer tap and thermostatically controlled shower unit over. Glass shower screen. Close coupled WC. Wash hand basin. Tiled floor. Inset spotlights. Extractor fan. Chrome heated towel rail.

#### Outside

Bike store. Bin area.

#### Required Information

Length of lease: 993 years remaining

This apartment is leasehold with a share of freehold (Adur Lofts (Worthing) LTD)

The block is self managed with costs shared between all leaseholders.

Maintenance charge: £955pa

Annual ground rent: No ground rent

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.



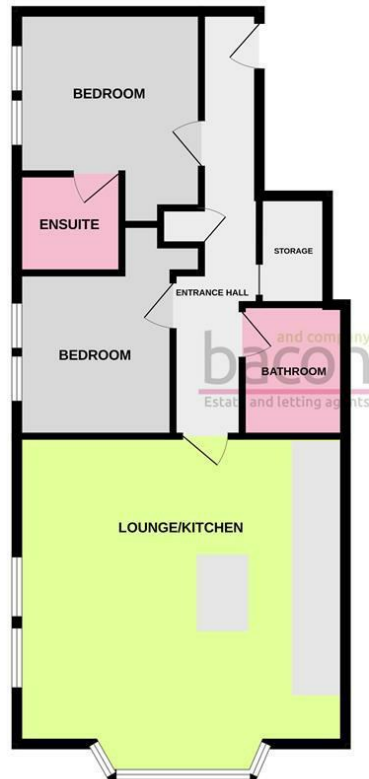


ADUR LOFTS  
2A Buckingham Road





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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>	<b>75</b>	<b>75</b>
(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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