



107B Grand Avenue, Worthing, BN11 5BE  
Offers In Excess Of £300,000

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Spacious two bedroom, two bathroom, first floor converted flat situated on Grand Avenue being close to West Worthing railway station and shops. Briefly the accommodation comprises: private entrance, entrance hall, lounge, kitchen/diner, two double bedrooms, en-suite shower room/wc and further bathroom/wc. The property benefits from gas fired central heating, double glazing, new carpets, underfloor heating in the hall & bathroom and share of freehold with long lease. CHAIN FREE.

- Chain Free
- Private Entrance
- Spacious Character Flat
- First Floor Flat
- Two Double Bedrooms
- Large Kitchen/Diner
- Two Bathrooms
- Gas Central Heating





### Private Front Door

Leading into:

### Entrance Hall

Underfloor heating. With stairs leading up to.

### First Floor Landing

Storage cupboard.

### Lounge

5.44 x 4.24 (17'10" x 13'10")

Radiators. New carpets. Large double glazed bay windows.

### Kitchen / Diner

4.98 x 3.71 (16'4" x 12'2")

Part tiled. Solid wood kitchen with roll top worksurfaces with inset one and a half bowl single drainer stainless steel sink with mixer taps. Range of base units comprising of cupboards and draws. Fitted oven with four ring electric hob

above. Alcove with fitted shelves. Wooden flooring. Double glazed window. Wall mounted combination gas fired boiler supplying hot water and heating. Radiator.

### Bedroom One

3.83 x 3.02 (12'6" x 9'10")

Radiator. New carpets. Double glazed window. Door leading to:

### Ensuite Shower Room/ WC

Part tiled. White suite comprising of step in fully tiled shower cubicle with chrome shower and glazed shower screen. Close coupled wc. Wash hand basin. Double glazed window.

### Bedroom Two

2.45 x 3.93 (8'0" x 12'10")

Double aspect with double glazed windows. New carpets. Recessed wardrobe/ storage cupboard. Radiator.

### Bathroom/WC

Part tiled with fully tiled bath area. White suite comprising of panel bath with telephone style mixer tap/shower attachment. Vanity unit having wash hand basin with cupboard under. Shaver point. close coupled wc. Vertical radiator. Double glazed window.

### Required Information

Share of freehold

Length of lease: 999 with 978 years remaining

Annual service charge: Split 50/50 as & when with 107c

Council tax band: B

Draft version:

Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.

GROUND FLOOR

1ST FLOOR



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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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 75                      | 79        |
| (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



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