



6 Pelham Court, Stonehurst Road, Worthing, BN13 1JD

Price £240,000

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Estate and letting agents



Bacon and Company are pleased to offer for sale this beautifully presented GROUND FLOOR apartment located in popular Tarring. This apartment offers a modern interior with the accommodation briefly comprising; communal entrance, entrance hall, dual aspect lounge, modern kitchen with appliances, two bedrooms with fitted wardrobes and modern shower/bath room/Wc. Benefits include gas central heating with combination boiler, LONG LEASE and OFF ROAD PARKING.

- Ground Floor Flat
- Off Road Parking Space
- Two Bedrooms
- Modern Kitchen
- Modern Bath /Shower Room/Wc
- Dual Aspect Lounge
- Gas Central Heating
- Long Lease





### Communal Entrance

Leading to a communal hallway and front door opening to:

### Entrance Hall

Grey wood effect floor. Recessed cloaks cupboard. Radiator. Two fitted wall lights. UTILITY CUPBOARD with space for washing machine and further appliance above.

### Lounge

5.31 x 4.45 narrows to 3.10 (17'5" x 14'7" narrows to 10'2")  
Dual aspect double glazed windows. Radiator. Door to kitchen.

### Kitchen

3.61 x 1.63 (11'10" x 5'4")  
A modern white high gloss kitchen with an excellent range of work surfaces. Inset single drainer sink unit. Fitted base and wall cupboards

with carousel storage and colour changing under lights. Fitted gas hob with extractor canopy above. Integrated fridge. Built in oven and microwave. Wall mounted 'Glowworm' boiler. Part tiled walls. Grey wood effect floor. Wall mounted towel radiator. Double glazed window.

### Bedroom One

3.78 x 2.97 (12'4" x 9'8")  
Double glazed window. Radiator. Recessed mirrored door wardrobes.

### Bedroom Two

3.53 x 2.36 (11'6" x 7'8")  
Double glazed window. Radiator. Recessed mirrored door wardrobes.

### Modern Bath / Shower Room/Wc

A white suite comprising bath with free standing taps and shower attachment, walk in shower, vanity wash hand basin and low level flush Wc.

Wall mounted vanity mirror with touch light and internal shaver point. Tiled floor and part tiled walls. Column radiator with chrome towel rail. Double glazed window. Inset spotlights.

### Parking Space

Located in the adjacent communal residents parking area.

### Communal Gardens

Laid to lawn and surrounding the development.

### Required Information

Length of lease: Approximately 119 years remaining  
Service charge: £1055.03 per half year  
Ground rent: £14 per year

Council tax band: B

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



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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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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