



2 Raymede House, Worthing, BN11 4HD
Guide Price £150,000



A one bedroom purpose built first floor flat located in the popular catchment area of West Worthing. The accommodation consists of a communal hallway, reception hall, lounge, kitchen, double bedroom, kitchen, bathroom/w.c, communal grounds and residents non allocated parking.

Benefits included the home having double glazed windows, a re-fitted kitchen, electric heating, long lease, NO ONWARD CHAIN and with internal viewing recommended to appreciate the overall size and condition of this home. Ideal First Time or Buy To Let purchase (with an expected income of £950 to £1000 pcm)

- Purpose Built Flat
- Double Bedroom
- Residents Parking
- Re-Fitted Kitchen
- Double Glazed Windows
- Remainder of 999yr Lease
- Electric Heating
- No Onward Chain



Communal Hallway

Accessed via double glazed communal door. Staircase to first floor landing. Private door to flat.

Reception Hall

2.13 x 1.22 (7'0" x 4'0")

Meter cupboard. Textured ceiling. Doors to all rooms.

Lounge

4.88 x 3.05 (16'0" x 10'0")

South aspect via double glazed windows. Electric heater. Textured ceiling.

Kitchen

3.12 x 1.88 (10'3" x 6'2")

Fitted suite comprising of a single drainer sink unit having mixer taps and storage cupboard below. Roll top work surface areas with additional cupboards under. Matching shelved

wall units. Four ring hob with extractor hood over and fitted oven and grill below. Space for washing machine and upright fridge/freezer. Part tiled walls. Built in pantry. Textured ceiling. East aspect double glazed window.

Double Bedroom

4.37 x 2.97 (14'4" x 9'9")

Dual aspect via East and South facing double glazed windows. Electric heater. Textured ceiling.

Bathroom/W.C

2.44 x 1.63 (8'0" x 5'4")

Fitted suite comprising of a panelled bath having mixer taps with shower attachment and a separate shower unit over. Pedestal wash hand basin with mixer tap. Push button w.c. Part tiled walls. Textured ceiling. Built in airing cupboard. Wall mounted electric heater. Obscure glass double glazed window.

Communal Grounds

Communal grounds surround the development.

Residents Parking

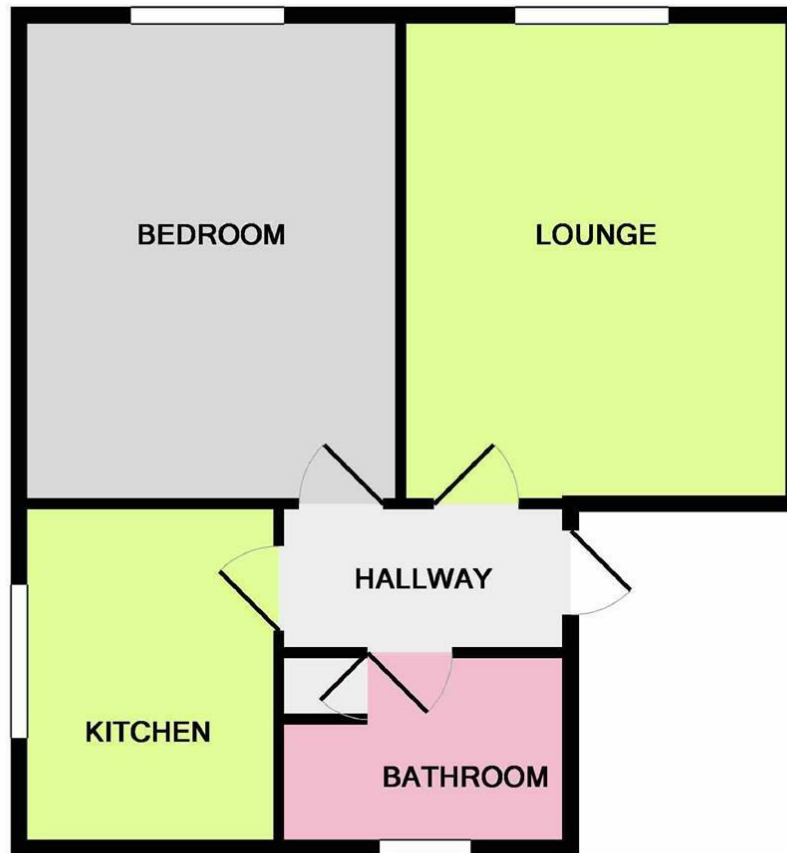
Non allocated parking spaces to the rear of the block.

Lease & Maintenance

Lease: Remainder of 999 year lease from 1962

Ground Rent: £10 per annum

Maintenance: £1200 per annum



Measurements are approximate. Not to scale. Illustrative purposes only
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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	57	
(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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