



10a Ripley Road, Worthing, BN11 5NQ
Price Guide £350,000

and company
bacon
Estate and letting agents



A rare opportunity to purchase this BEAUTIFULLY PRESENTED first floor GARDEN APARTMENT having been impressively improved by the current owners. This home has so many features including a log burner, further fireplaces, stripped wood doors, decorative dado and picture rails. The accommodation is light and spacious and briefly comprises, private front door opening to vestibule with stairs to the first floor hallway, 15ft living room with wood floor, refitted 2023 kitchen, two double bedrooms, bathroom and separate Wc. Externally there is a brick built store which gives access to the private South facing rear garden. Benefits include, rewired electrics, gas central heating with Worcester boiler and double glazing. The property is conveniently very near to local shops and transport links in highly sought after WEST WORTHING.

- Older Style Apartment
- Private South Rear Garden
- Beautifully Presented
- Refitted Kitchen 2023
- Log Burner & Feature Fireplaces
- Stripped Wood Doors
- Brick Built Store
- Favoured West Worting



Covered Entrance

Double glazed private front door opening to

Vestibule

Attractive tiled floor and decorative dado rail. Stairs rising to the first floor hallway.

Hallway

A spacious and light hall with feature ornamental arch and decorative dado rail. Recessed double shelved airing cupboard. Double glazed window. Access hatch to loft space.

Living Room

4.68 x 4.18 (15'4" x 13'8")
A true feature of this home with many features including a log burner with herringbone tile hearth and timber mantle and fitted matching cupboards eitherside of the chimney and fitted shelves above. Three double glazed windows. Wood floor. Dado rail and picture rail. Column radiator.

Refitted Kitchen 2023

2.58 x 2.37 (8'5" x 7'9")
Comprising of solid wood work surfaces with Grey shaker cupboards and drawers fitted under. Inset ceramic sink. Space for slimline dishwasher. Fitted four ring gas hob with oven under and extractor above. Space for washing machine and fridge/freezer. Fitted wall display shelving. Double glazed window with wood mantle. Wood floor. Wall mounted Worcester boiler concealed in cupboard.

Bedroom One

4.69 x 3.50 (15'4" x 11'5")
Feature fireplace. Double glazed window. Dado rail. Column radiator.

Bedroom Two

4.41 x 3.68 (14'5" x 12'0")
Feature fireplace. Double glazed window. Dado rail and picture rail. Column radiator.

Bathroom

2.31 x 1.69 (7'6" x 5'6")
Suite comprising panelled bath with curved shower screen and shower above and pedestal wash hand basin. Double glazed window. Tiled walls. Modern grey herringbone style flooring. Towel radiator.

Seperate Wc

Low level flush Wc. Double glazed window. Tiled walls. Modern grey herringbone style flooring.

Brick Built Store

Providing secure storage and giving access to the private garden.

Southerly Aspect Rear Garden

Laid to lawn with paved patio and raised planted borders. Accessed via brick built store.

Required Information

Length of lease: 172 years remaining
Annual service charge: 50/50 split with ground floor apartment
Buildings Insurance: £200PA

Service charge review period:

Annual ground rent: £0

Ground rent review period:

Council tax band: B

Draft version: 1

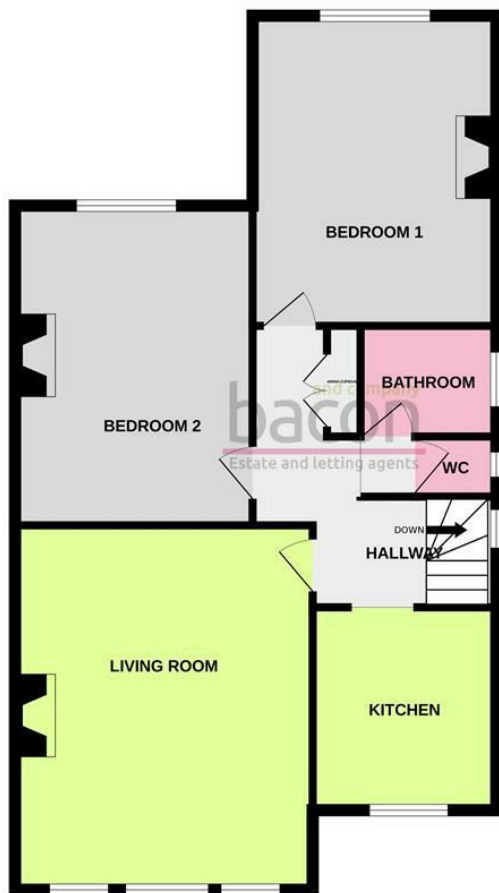
Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.







1ST 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) A		
(81-91) B		
(69-80) C	74	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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 confirm their condition or working order.

