



4 Nightingale Avenue, Worthing, BN12 6FH  
Guide Price £260,000

and company  
**bacon**  
Estate and letting agents



A Chain free, two double bedroom, first floor apartment with 19ft lounge/diner/kitchen, bathroom, en-suite and allocated parking space in sought after Goring-By-Sea. The property is ideally situated within walking distance of local shops, schools, train station, seafront and Highdown Gardens. Accommodation briefly comprises communal entrance, entrance hall, 19ft open plan lounge/diner/kitchen, two double bedrooms, modern bathroom & en-suite. Externally the property benefits from an allocated parking space and well maintained communal grounds. Additional benefits include secure video entry system, gas fired central heating, double glazed windows, an allocated parking space and no ongoing chain.

- Modern First Floor Apartment
- Popular Goring Location
- Two Double Bedrooms
- Modern Bathroom & En Suite
- Modern Fitted Kitchen
- 19ft Triple Aspect Open Plan Lounge/Diner/Kitchen
- Allocated Parking Space
- Double Glazing & Gas Central Heating
- Chain Free





### Secure Entrance

Video entry phone system. Door to:

### Communal Hall & Stairs

Stairs rising to first floor. Personal door to:

### Entrance Hall

Two double glazed windows to rear. Radiator. Storage cupboard housing combi boiler, fuse board and providing storage. Video entry phone.

### Open Plan Lounge/Diner/Kitchen

5.87m x 3.78m (19'3 x 12'5)

Triple aspect via two double glazed South aspect windows to front, East aspect double glazed window to side and North aspect double glazed window to rear. Two radiators.

Kitchen area comprising of working surfaces with inset one and half bowl composite sink with mixer tap over. Integrated oven with ceramic hob and extractor fan over. Space and plumbing for washing machine and fridge/freezer.

Range of matching cupboards, drawers and wall units. Vinyl flooring.

### Bedroom One

3.76m x 2.82m (12'4 x 9'3)

South aspect double glazed window to front. Radiator. Door to:

### En-suite

White bathroom suite. Low level flush w/c. Pedestal wash hand basin with mixer tap over. Double shower cubicle with thermostatic shower and glass screen. Heated towel radiator. Part tiled walls. Vinyl flooring. Extractor fan.

### Bedroom Two

3.73m x 3.05m maximum (12'3 x 10' maximum)

Double glazed window to rear. Radiator.

### Bathroom

White bathroom suite. Panelled bath with shower over. Low level flush w/c. Pedestal wash hand basin with mixer tap over. Heated towel radiator. Part tiled walls. Extractor fan. Vinyl flooring

### Allocated Parking Space

Located beside the development. Parking space number 4.

### Communal Gardens & Grounds

Well maintained communal gardens and ground surround the development with the addition of a children's play park just a few hundred meters up the road.

### Required Information

Length of lease: 117 years

Annual service charge: £2,256

Service charge review period:

Annual ground rent: Included in previous figure.

Ground rent review period:

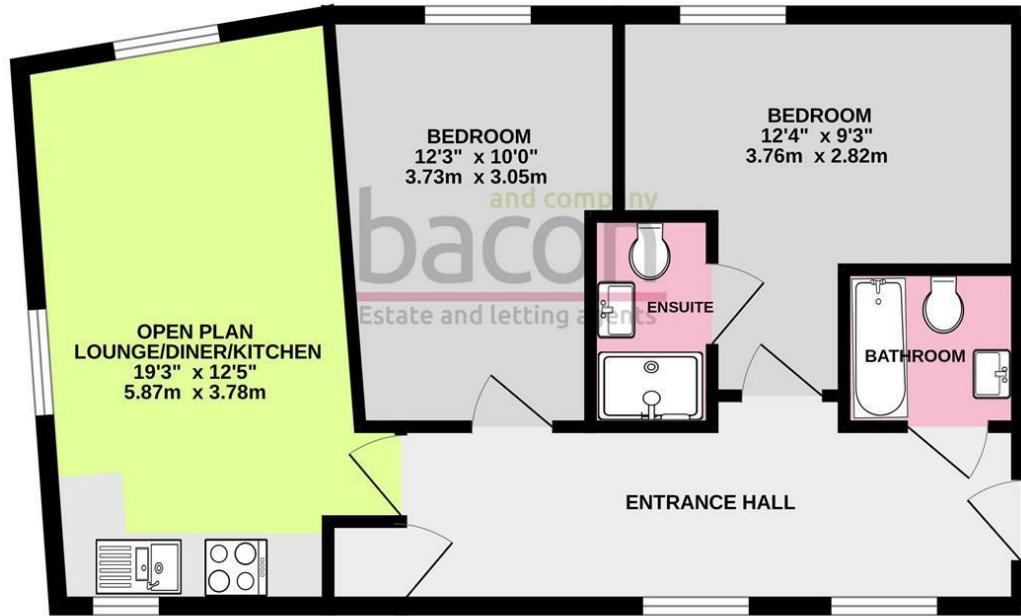
Council tax band: B

Draft version: 1

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



FIRST 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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</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>		
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.

