



15 Wye House, Downview Road, Worthing, BN11 4QS

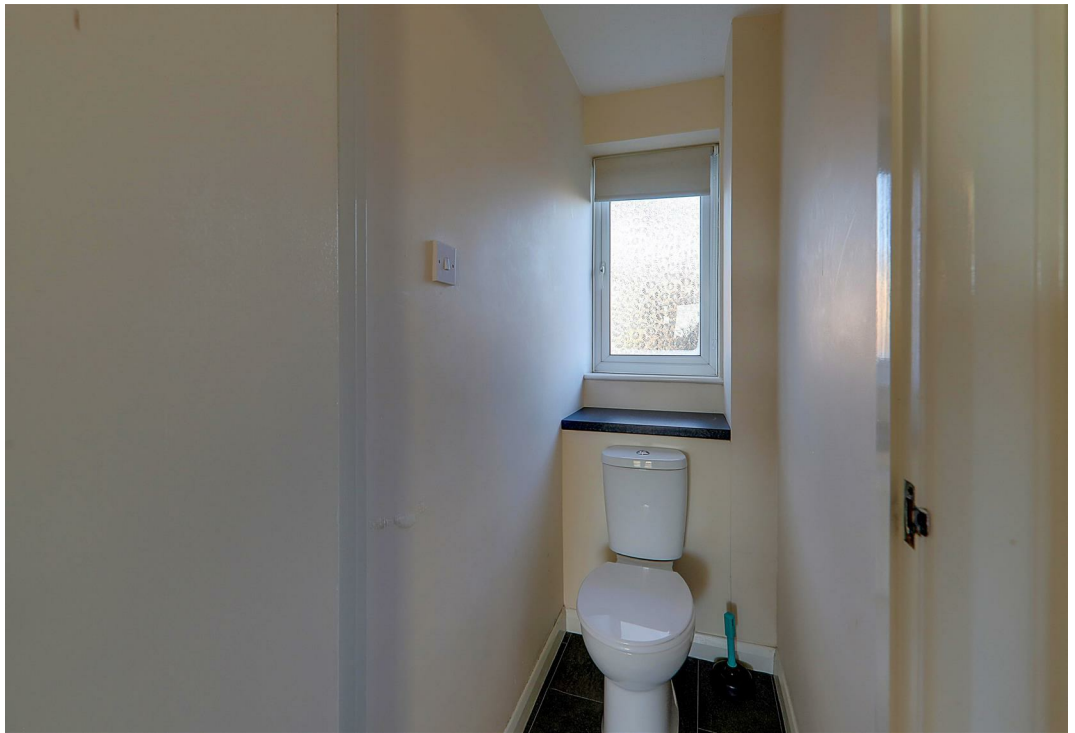
Price £225,000

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A first floor CHAIN FREE two bedroom apartment with GARAGE located in highly sought after West Worthing close to seafront, shops and transport links. The accommodation briefly comprises, communal entrance with stairs to the first floor. Front door to entrance hall, lounge, kitchen, two double bedrooms and bathroom and Separate Wc. Benefits include gas central heating with combination boiler, double glazing, long lease and garage. Viewing highly recommended.

- First Floor Flat
- Two Bedrooms
- Chain Free
- Gas Central Heating
- Double Glazed Windows
- Long Lease
- Garage
- West Worthing





Communal Entrance

With staircase rising to the first floor.

First Floor

Front door opening to

Entrance Hall

Security entry phone. Radiator. Cupboard with slatted shelves. Cupboard with shelves. Storage cupboard.

Lounge

4.88 x 3.50 (16'0" x 11'5")

Double glazed South aspect window. Radiator.

Kitchen

2.99 x 2.69 (9'9" x 8'9")

Range of work surfaces with cupboards and drawers under. Inset single drainer sink unit. Space for two under counter appliances. Fitted gas hob with oven under and extractor above. Matching wall cupboards. Meter cupboard with shelf. Wall mounted ideal combination boiler concealed in cupboard. Part tiled walls. Double glazed window.

Bedroom One

4.09 x 3.35 (13'5" x 10'11")

Double glazed South aspect window. Radiator. Recessed double wardrobe.

Bedroom Two

3.34 x 2.87 (10'11" x 9'4")

Double glazed window. Radiator. Recessed single wardrobe.

Bathroom

2.69 x 1.70 (8'9" x 5'6")

Comprising panelled bath with shower above and pedestal wash hand basin. Part tiled walls. Double glazed obscure glass window. Shaver point. Chrome towel radiator.

Separate Wc

Low level flush Wc. Double glazed obscure glass window.

Garage

Number 15 Located in the rear compound.

Communal Gardens

Well maintained lawn gardens surround the development.

Required Information

Lease Term - 189 years from and including 25 December 1968 - (133 years remaining)

Annual service charge: £1500 PA

Service charge review period:

Annual ground rent: £0

Ground rent review period:

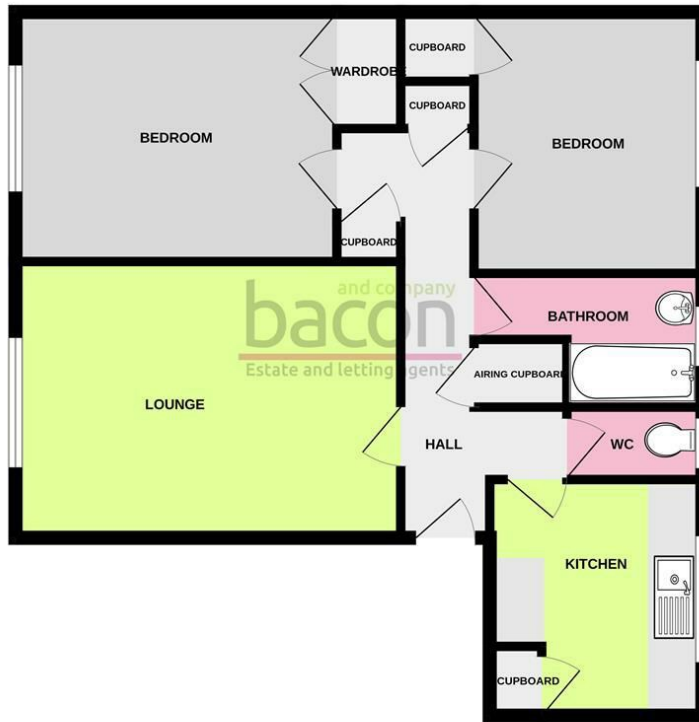
Council tax band: B

Draft version:1

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



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) A			
(81-91) B			
(69-80) C		77	81
(55-68) D			
(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 confirm their condition or working order.



baconandco.co.uk

72 Goring Road, Goring-by-sea, Worthing, West Sussex, BN12 4AB

01903 520002

goring@baconandco.co.uk