



29 Belsize Road, Worthing, BN11 4RH

Asking Price £335,000

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Delightful two bedroom ground floor self contained period apartment with PRIVATE WEST FACING REAR GARDEN, situated in the popular West Worthing area. Occupying the whole of the ground floor this apartment is beautifully presented and the accommodation briefly comprises: Private front door to entrance hall, stunning lounge with marble fireplace, modern fitted kitchen/diner, UTILITY ROOM, two bedrooms and modern fitted bathroom/wc. The apartment has a great deal of CHARACTER with contemporary living featuring cornice ceilings, marble fireplace , etc. Benefits include gas fired central heating and double glazed windows. Externally there is a private West facing rear garden and portion of front garden. * NOTE : The front garden could easily be converted into driveway for off road parking STP.

- FAVOURED WEST WORTHING
- SELF CONTAINED GROUND FLOOR APARTMENT
- WEST FACING PRIVATE GARDEN
- TWO BEDROOMS
- STUNNING LOUNGE
- MODERN KITCHEN AND UTILITY ROOM
- MODERN BATHROOM /WC
- PERIOD FEATURES





Part glazed front door leading to:

ENTRANCE HALL

Radiator. Understairs storage cupboard.

STUNNING LOUNGE

4.75m x 4.47m into bay (15'7 x 14'8 into bay)
Feature marble fireplace. Cornice ceilings. Picture rail.
Radiator. Double glazed bay window.

MODERN FITTED KITCHEN/DINER

3.56m x 2.64m (11'8 x 8'8)
Modern fitted kitchen comprising work surfaces with inset one and a half bowl single drainer stainless steel sink unit. Range of base units comprising cupboards and drawers. Fitted oven. Gas hob with concealed extractor cooker hood above. Matching wall units with concealed lighting under. Integrated fridge/freezer. Integrated Dishwasher. Radiator. Double aspect with double glazed widow and double glazed French doors to garden.

UTILITY ROOM

1.65m x 1.52m (5'5 x 5')
Work surface with space and plumbing under for washing machine and tumble drier. 'Worcester' gas fired boiler supplying hot water and central heating. Double glazed window. Radiator.

BEDROOM 1

4.67m into bay x 3.51m (15'4 into bay x 11'6)
Double glazed bay window. Radiator. Cornice ceilings. Picture rail.

BEDROOM 2

2.59m x 2.44m (8'6 x 8)
Double glazed window. Radiator.

MODERN FITTED BATHROOM/WC

Part tiled in attractive ceramics. Modern white suite comprising panelled bath with independent chrome shower with glazed screen. Close coupled wc. Vanity unit with wash hand basin with cupboard under. Double glazed window. Vertical heated chrome towel rail. Extractor fan.

PRIVATE WEST FACING REAR GARDEN

Enclosed with 6ft brick wall and fencing . Gravelled for ease of maintenance. Two storage sheds. Outside tap.

WALLED FRONT GARDEN

Gravelled for ease of maintenance.

Required Information

Length of lease: 999 years from August 2014 - 989 years remaining
Annual service charge: As and when
Annual ground rent: £1

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



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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 misstatement. 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		
(55-68) D	61	70
(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.



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