



17 Eirene Road, Worthing, BN12 4FG
Asking Price £260,000

and company
bacon
Estate and letting agents



Bacon and Company are delighted to offer for sale this chain free modern first floor apartment situated within the highly sought after Waterfront Development on Goring seafront. The location is ideal for walks along the coast to Worthing Town Centre & Ferring with the seafront being just yards from the apartment. Local shops and mainline railway station are also just over a mile away. Accommodation briefly comprises entrance hall, South aspect lounge/diner with Juliet balcony, South aspect double bedroom with fitted wardrobes, modern fitted kitchen and bathroom/w.c. Externally the property benefits from a private parking space, visitors parking, communal storage cupboard and well maintained communal gardens. Internal viewing is highly recommended

- Modern First Floor Apartment
- Popular Waterfront Development
- Goring Seafront Location
- Allocated Parking Space
- South Aspect Juliet Balcony
- South Aspect Lounge/Diner
- Modern Fitted Kitchen
- Gas Central Heating
- Chain Free





Entrance

Security entry telephone. Communal storage cupboard. Stairs to first floor landing. Front door to:

Entrance Hall

Entry telephone. Central heating thermostat. Radiator. Wood flooring. Levelled ceiling. Doors to all rooms.

Storage Cupboard

Benefitting from power, shelving and hanging space.

South Aspect Lounge/Diner

4.62m x 3.84m (15'2 x 12'7)

Double glazed window and French doors opening to Juliette balcony. Radiator. Space for lounge & dining room furniture. Levelled ceiling.

South Aspect Bedroom

4.62m x 2.84m (15'2 x 9'4)

Double glazed window. Radiator. Built in double wardrobe with shelving and hanging space. Storage

cupboard housing 'Glow-Worm' gas boiler. Levelled ceiling.

Modern Fitted Kitchen

2.95m x 2.62m (9'8 x 8'7)

Wood effect roll edge work surfaces incorporating 1 & 1/2 bowl stainless steel sink with swan neck mixer tap and drainer. 4 ring gas hob with glass splashback and extractor canopy over. Integrated appliances include fridge/freezer, oven/grill, washing machine and slimline dishwasher. Range of matching cupboards, drawers and wall units. Tiled splashback. LED under cabinet lighting. Radiator. Levelled ceiling. Inset spotlights. Extractor fan.

Bathroom/WC

2.24m x 1.70m (7'4 x 5'7)

White suite comprising panelled bath with shower over and glass shower screen. Pedestal wash hand basin. Low level flush push button w/c. Ladder style towel radiator. Levelled ceiling. Inset spotlights. Extractor fan.

Parking

Allocated off road parking space (number 98). Ample off road parking for visitors.

Communal Grounds

Well maintained communal gardens surround the development. Walkway providing direct access to seafront. Bin store located on Eirene Road.

Required Information

Length of lease: 111 Years

Annual service charge: £1903.78

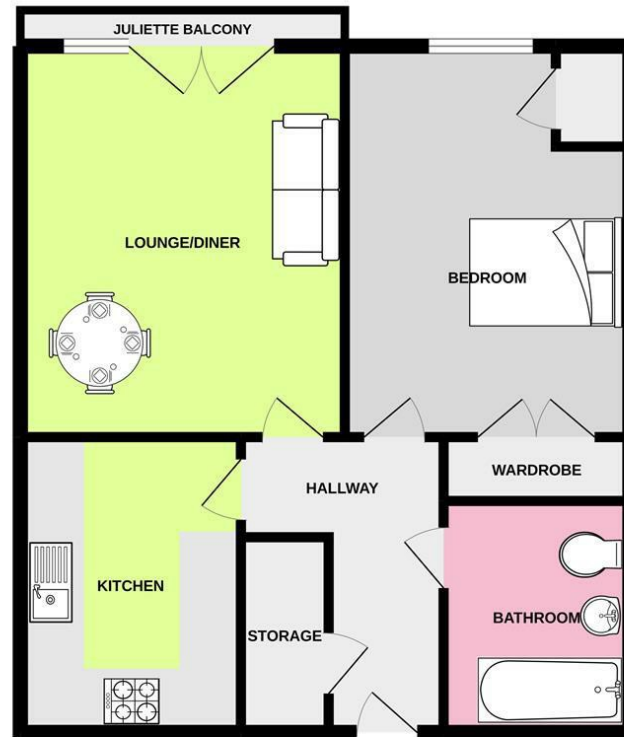
Annual ground rent: £200

Annual Building Insurance: £189.91

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.
Made with floorplan ©2002.

and company
bacon
Estate and letting agents

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(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