



12 Greystone Avenue, Worthing, BN13 1LR

Price £215,000

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A beautifully presented one bedroom first floor apartment located in popular Tarring with sought after communal gardens and feature lake at the heart of the development. This apartment is situated in one of the smaller blocks with only four apartments in total. The accommodation briefly comprises, communal entrance hall, 17ft SOUTH FACING living room, spacious kitchen/dining room, 14ft double bedroom with Downland views and bathroom/wc. Benefits include a locked storage cupboard on the ground floor, access to the loft and well kept communal grounds and lake. The property is within convenient and close proximity to popular bus routes, shopping facilities, and local amenities.

- Purpose Built First Floor Flat
- South Facing Living Room
- 14ft Bedroom With Downland Views
- 12ft Kitchen/Diner
- Double Glazed Windows
- Storage Cupboard & Loft
- Communal Grounds & Lake
- Popular Tarring







### Communal entrance

With security entryphone and staircase rising to the first floor.

### First floor

Front door opening to;

### Hallway

Storage cupboard. Access hatch to loft space.

### Living Room

3.81 x 5.31 (12'5" x 17'5")

Double glazed South facing bay window. Wall mounted electric heater. Fireplace surround with fitted electric fire.

### Kitchen/Diner

2.74 x 3.76 (8'11" x 12'4")

Excellent range of work surfaces with cupboards and drawers fitted under. Inset sink.

Fitted electric hob with extractor canopy above. Fitted oven with space above currently used for microwave. Space for fridge/freezer and washing machine. Range of matching wall cupboards. Low level feature lighting. Double glazed South facing window. Space for table and chairs.

### Bedroom

4.32 x 3.86 (14'2" x 12'7")

Double glazed window with downland views. Wall mounted electric heater.

### Bathroom/Wc

3.01 x 1.78 (9'11" x 5'10")

Suite comprising shaped bath with independent shower above, mixer tap and shower attachment, pedestal wash hand basin and low level flush Wc. Chrome towel radiator. Part tiled walls. Double glazed window.

### External Storage Cupboard

A locked storage cupboard is located on the ground floor through the rear door of the communal hallway, next to the recycling bin area.

### Communal Gardens and Lake

Beautifully maintained gardens with feature lake are located at the centre of this development.

### Required Information

Length of lease: 172 Years remaining

Annual service charge: £1,251.02

Annual ground rent: £0

Council tax band: B

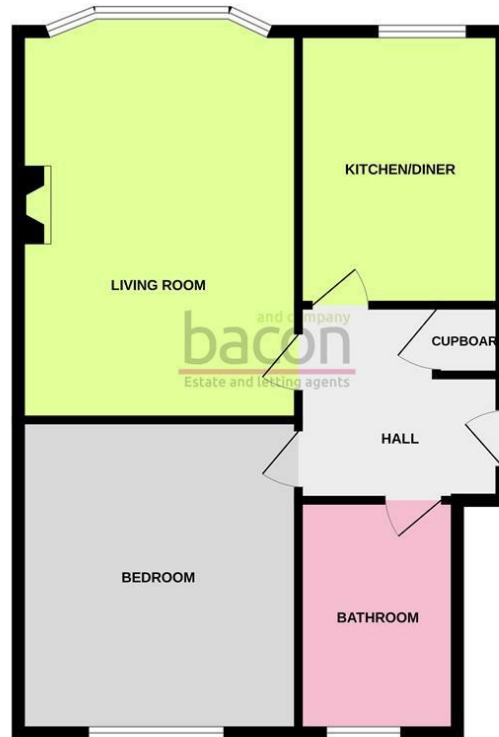
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Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.





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>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>	48	
(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.



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