



9 Rose Walk, Worthing, BN12 4AU

Asking Price £265,000





We are delighted to bring to the market this wonderful apartment with PRIVATE SOUTH FACING REAR GARDEN in Rose Walk, Goring-By-Sea. The internal accommodation briefly comprises of, a sizable living room with a separate modern kitchen. Two ample sized double bedrooms and a modern shower room. You also have the benefits of a large loft space which could offer development opportunity (STCP). Externally you have a large SOUTH FACING PRIVATE GARDEN. A driveway to the front offering off road parking.

- Chain Free
- Two Double Bedrooms
- South Facing Private Garden
- Sizable Loft Space Available with Potential To Convert (STP)
- Off Road Parking
- Share Of Freehold
- 989 Lease Term
- Modern Fitted Kitchen





### Communal Door

Leading into communal way. Private door leading to stairs to first floor.

### First Floor Landing

Carpeted throughout. Radiator. Access to loft via hatch.

### Living Room

4.2 x 4 (13'9" x 13'1")

Carpeted throughout. Three radiators. Door providing access to storage cupboard over the stairs. Feature bay with double glazed window.

### Kitchen

2.2 x 1.9 (7'2" x 6'2" )

Fitted modern kitchen with a range of matching wall and base units. Roll edge work surfaces. A range of integrated appliances including fridge,

dishwasher and electric oven with four ring electric hob. Extractor hood above. Inset sink with drainer. Double glazed window.

### Bedroom One

4.2 x 3.3 (13'9" x 10'9")

Carpeted throughout. Radiator. Double glazed window.

### Bedroom Two

3.3 x 2.7 (10'9" x 8'10")

Carpeted throughout. Two double glazed windows. Radiator.

### Shower Room

Wood effect flooring. Frosted double glazed window. Corner shower cubicle. Part tiled walls. Low level W/c matching wash hand basin. Wall mounted heated towel rail.

### Outside;

### Rear Garden

Accessed via side gate. Pathway leading to south facing private garden.

### To The Front

Driveway with Off Road parking

### Required Information

Length of lease: 986

Annual service charge: As and When 50/50 Split with downstairs.

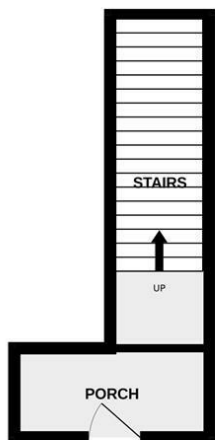
Council tax band: B

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



1ST 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>	72	76
(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.



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