



18 The Acre Close, Worthing, BN11 4LW  
Guide Price £300,000



A purpose built three bedroom flat benefitting from private entrance, long lease and maintenance on an as and when basis. Briefly the accommodation comprises: private entrance with stairs to landing, 23'2 lounge/diner, kitchen, three bedrooms and bathroom/wc. Externally there is a communal rear garden. The property is within close proximity to Worthing Seafront, Town Centre, Schools, Shops and Local Amenities. Viewing highly recommended to appreciate the generous size of the flat.

- Purpose Built Maisonette
- Private Entrance
- Three Bedrooms
- 23'2 Lounge/Diner
- Communal Rear Garden
- Modern Bathroom
- Kitchen
- Close to local shops, schools and amenities
- Short Walk to Worthing Seafront





### Private Entrance

Double glazed door with stairs to:

### Landing

Picture rail. Radiator. Access to loft space via hatch. Inset ceiling spotlighting. Door to:

### Lounge/Diner

7.06m max x 4.67m max (23'2 max x 15'4 max)  
Dual aspect. Six double glazed windows. Three radiators. Picture rail. Brick built feature fireplace.

### Kitchen

3.76m x 2.18m (12'4 x 7'2)  
Square edge works surface having insect one and a half bowl stainless steel sink with mixer tap and draining board. Freestanding four ring cooker. Space for tumble dryer. Space for two fridge freezer. Matching range of cupboards, drawers and eyelevel wall units. Tiled splashback surround. Two double glazed windows. Double glazed door leading to staircase to garden.

### Bedroom One

5.28m into bay x 3.45m (17'4 into bay x 11'4)  
Double glazed window. Radiator. Recessed fitted wardrobes with shelving and hanging rail.

### Bedroom Two

3.76m x 3.15m (12'4 x 10'4)  
Double glazed window. Radiator. Picture rail. Inset ceiling spotlighting.

### Bedroom Three

3.76m x 2.26m (12'4 x 7'5)  
Double glazed window. Radiator. Picture rail. Recessed half depth cupboard for storage.

### Bathroom

3.12m x 1.73m (10'3 x 5'8)  
White suite comprising panelled bath with mixer tap and separate handheld shower attachment. Corner step in shower tray with glazed surround and wall mounted controls with overhead rainfall shower. Close coupled WC. Vanity unit having wash handbasin and mixer tap withdraws below. Mirrored medicine cabinet. Inset ceiling spotlighting. Double glazed window. Extractor fan.

### Utility

Space and plumbing for washing machine. Shelving. Wall mounted Worcester combination boiler supplying gas central heating and hot water. Double glazed window.

### Outside

#### Communal Garden

Located to rear. Majority being laid to lawn. Shared by three other flats.

#### Required Information.

Length of lease: 930 years remaining  
Annual service charge: Split as and when 50/50  
Service charge review period:  
Annual ground rent: £8.80 per annum  
Ground rent review period:

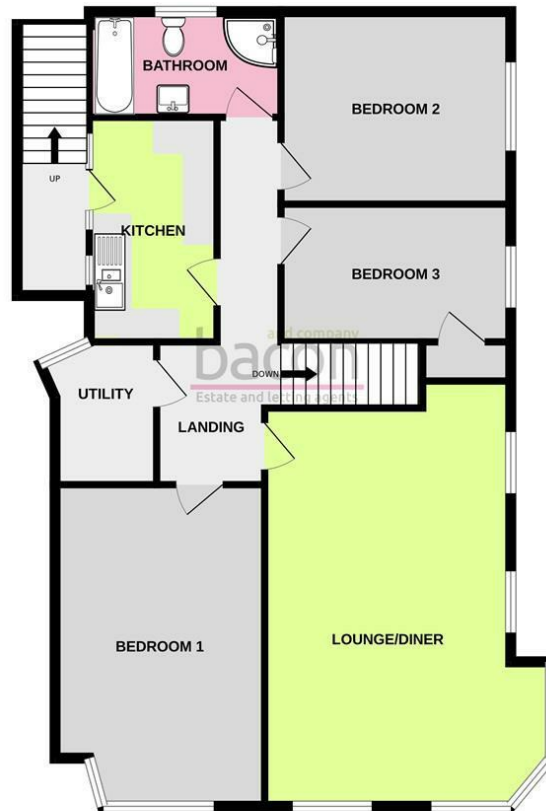
Council tax band: Band C

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  
980 sq.ft. (91.0 sq.m.) approx.



TOTAL FLOOR AREA: 980sq.ft. (91.0 sq.m.) approx.  
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>                            | 69                         | 74        |
| (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<br>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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