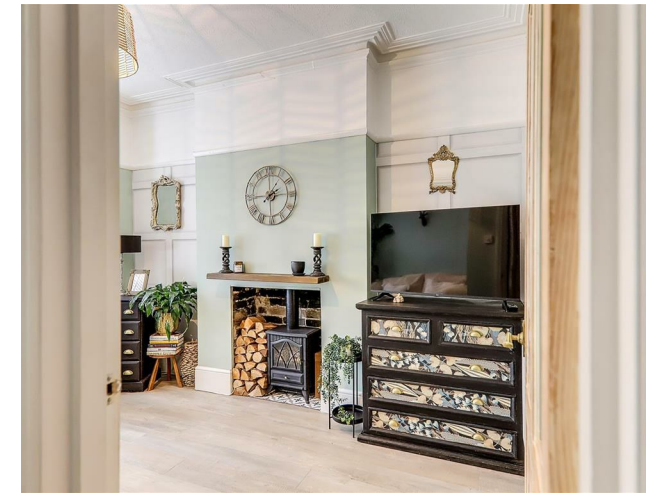




GFF 36 Harrow Road, Worthing, BN11 4RB
Price Guide £260,000

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A very well presented GROUND FLOOR GARDEN FLAT situated in the popular catchment of West Worthing. The accommodation briefly comprises of a communal entrance, entrance hall, lounge/bedroom two, kitchen, dining room/lounge, bedroom one and modern bathroom/Wc. The property benefits from a PRIVATE REAR GARDEN, gas central heating and a SHARE OF THE FREEHOLD.

****Extended lease upon completion****

- Ground Floor Flat
- Modern Kitchen & Dining Room
- West Aspect Lounge
- West Worthing
- Private Rear Garden
- Share Of Freehold
- Gas Central Heating
- Modern Bathroom





Communal Entrance

Accessed via a glazed wooden front door.

Entrance Hall

Accessed via a wooden front door. Radiator. Storage cupboard. Textured ceiling.

Lounge / Bedroom 2

4.62 x 3.35 (15'2" x 11'0")

West aspect via double glazed bay window. Radiator. Open fire place. Picture rail. Glazed internal window. Coved and textured ceiling.

Kitchen

3.15m x 1.93m (10'4 x 6'4)

A fitted suite comprising of a butler sink with mixer taps and storage below. Areas of wooden work surfaces with additional cupboard and drawers below. Matching shelved wall units. Integrated fridge. Space for freestanding washing machine and single gas oven. Fitted extractor hood over. Wall mounted boiler housed by cupboard. Sash glazed window. Panelled walls. Tiled flooring. Access to rear garden via wooden stable door. Levelled ceiling.

Dining Room or Lounge

3.40 x 3.10 (11'2" x 10'2")

North aspect via sash glazed window. Radiator. Access to storage cupboard. Wooden flooring. Levelled ceiling.

Bedroom One

3.45 x 2.84 (11'4" x 9'4")

East aspect via double glazed window. Built in wardrobes. Radiator. Picture rail. Coved ceiling.

Bathroom/Wc

2.13 x 1.37 (7'0" x 4'6")

A fitted suite comprising of a panelled bath with mixer taps and shower attachment. Vanity unit was hand basin with mixer taps and storage below. Low level flush W.C. Tiled flooring. Dual aspect via double glazed and single glazed window. Levelled ceiling.

Private Rear Garden

Being a particular feature of the home this East aspect rear garden is mainly laid to lawn with a central pathway leading to a seating area at the rear. Wooden storage shed. Side access. Outside water taps.

Required Information

Leasehold with a share of freehold

Extended lease length upon completion

Annual service charge: as and when with the first floor

Annual ground rent: £0

Council tax band: A

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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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) A		
(81-91) B		
(69-80) C		75
(55-68) D	61	
(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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