



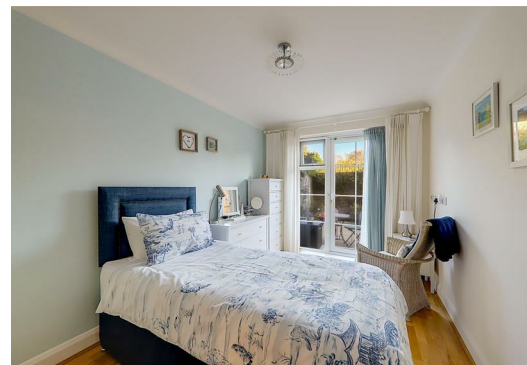
2 Chatsworth Lodge St. Botolphs Road, Worthing, BN11 4JE  
Asking Price £375,000

and company  
**bacon**  
Estate and letting agents



Beautifully presented two bedroom ground floor apartment at Chatsworth Lodge. The property briefly comprises; spacious west aspect open plan kitchen, diner and lounge, two well proportioned double bedrooms with bedroom one benefiting from an en-suite shower room, well designed main bathroom, utility room and ample storage throughout. Externally, enjoy a low maintenance rear garden with a raised patio area and summer house. The apartment also benefits from a garage, underfloor heating, recently refitted boiler & consumer unit. The apartment is situated in the well-regarded development by Roffey Homes, conveniently located within walking distance to local shops, train station, seafront and bus routes. Viewing is highly recommended to appreciate the modern and elegant personal touches by the current owner.

- Ground Floor Apartment
- Two Double Bedrooms
- En-Suite to Bedroom One
- Convenient Location
- Excellent Condition
- Garden with Raised Sun Terrace
- Underfloor Heating Throughout
- Garage
- Vendor Suited





### Communal Entrance

Intercom system. Carpeted hallways. Stairs to additional floors.

### Private oak front door to;

#### Hallway

Wall mounted intercom phone. Wood flooring. Underfloor heating thermostat. Levelled ceiling with C shaped coving. Pendant lights. Door to;

#### Lounge

6.96 x 3.26 (22'10" x 10'8")

Westerly aspect double glazed bay window, cleverly designed with window seat providing storage below. Telephone and TV point. Modern sash window. Levelled ceiling with multiple pendant lights. Two storage cupboards have been installed to provide additional storage. Carpet.

#### Kitchen Area

4.24 x 2.47 (13'10" x 8'1")

Black marble granite work surfaces with a range of high gloss base and wall units. One and a half bowl stainless steel sink with mixer tap. Integrated Fridge/Freezer. 'Zanussi' eye level oven and separate microwave above. 4 burner gas hob with extractor fan above. Refitted 'Bowman' boiler. Full sized dishwasher. Kitchen island providing additional base unit

storage and black marble granite worktop space. Modern opening double glazed sash window. Tiled Floor. Air circulation system.

#### Bedroom 1

2.96 x 4.61 (9'8" x 15'1")

Double bedroom with hard wood flooring. Levelled ceiling with pendant light. TV point. Three door fitted wardrobe with wardrobe with shelves and hang rail and hang rail. Double glazed door leading to garden. Door to;

#### En-Suite

2.19 x 1.98 (7'2" x 6'5")

Stone flooring. Step in shower cubicle with riser rail mixer tap shower head. Sliding glass shower door. Pedestal wash hand basin. Toilet. Mirrored vanity cabinet. Heated towel rail. Extractor fan. Part tiled walls. Inset spotlights.

#### Bedroom 2

4.61 x 2.58 (15'1" x 8'5")

Double bedroom with hard wood flooring. Two door wardrobe with shelf and hang rail. Levelled ceiling with pendant light. TV point. Double glazed door leading to garden.

#### Bathroom

1.98 x 2.08 (6'5" x 6'9")

Stone flooring. Full length P shape shower bath. Glass screen.

Pedestal wash hand basin with mixer tap. Toilet. Mirrored vanity cabinet with shelf below. Part tiled walls. Heated towel rail. Levelled ceiling with inset spotlights.

### Garden

Low maintenance rear garden. Paved patio with flower boarders. Retractable awning. Summer house. Steps leading to a raised patio area, wall and rail enclosed. Outside light.

### Garage

Up and over garage door.

### Required Information

Length of lease: 91

Annual charges: £3,000

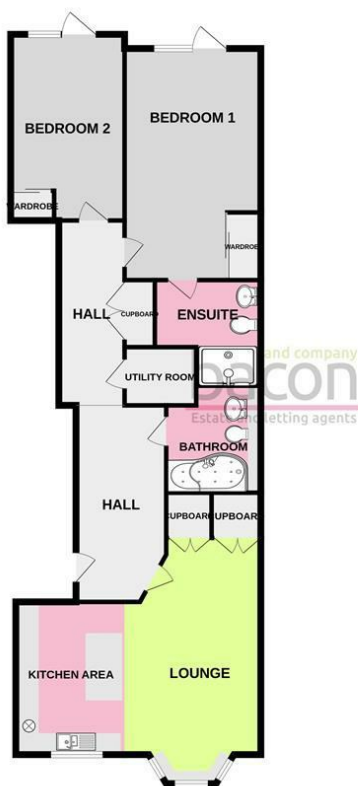
Council tax band: C

Draft version:

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. Made with Metropix 12/2015

# bacon and company

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			
<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.



baconandco.co.uk

72 Goring Road, Goring-by-sea, Worthing, West Sussex, BN12 4AB

01903 520002

goring@baconandco.co.uk