



14 Seabright, Worthing, BN11 3QR
Asking Price £320,000

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Immaculate chain free three-bedroom third floor flat in the sought after Seabright development along Worthing seafront. The property is situated within close proximity to local shops, bus routes, seafront promenade and town centre. This well-presented property briefly features; three double bedrooms, modern fitted shower room with separate W/C, kitchen with appliances, dual aspect living room with south and west facing views of the sea, along with a south facing balcony. Additional benefits include a garage, passenger lift, well maintained communal grounds, residents & visitors parking.

- Three Bedrooms
- Third Floor
- South West Corner
- South Facing Balcony
- Passenger Lift
- Residents & Visitor Parking Available
- Well Presented Throughout
- Garage
- CHAIN FREE





Communal Entrance

Secure communal front door. Telephone entry system. Well maintained reception area. Further access from the West/East and North side of the building. Inner hallway leading to stairs and passenger lift to third floor floor.

Private Front door to;

Entrance Hall

Two storage cupboards with shelf & hang rail. Airing cupboard housing hot water tank. Levelled ceiling with pendant light. Carpet.

Lounge

5.92m x 4.10m (19'5" x 13'5")

Dual aspect via double glazed South & West aspect tilt & turn windows providing sea views. Carpet. Levelled ceiling with pendant light. Three radiators. TV point. Glazed door to balcony.

Balcony

South aspect with sea views overlooking the promenade. Space for table and chairs.

Kitchen

3.09m x 2.21m (10'1" x 7'3")

Roll edge worksurfaces incorporating 1 ½ bowl sink, integrated electric hob and concealed extractor hood over. Range of white gloss

base and wall mounted cabinets. Integrated over and fridge/freezer. Freestanding 'Bosch' washing machine. Freestanding 'Hotpoint' tumble dryer. Freestanding 'Hotpoint' dishwasher. Levelled ceiling with spotlights. Hard flooring. Part tiled walls. Double glazed tilt & turn window.

Bedroom One

4.60m x 3.18m (15'1" x 10'5")

Double bedroom with fitted wardrobes and overbed storage. Carpet. Levelled ceiling with pendant light. Radiator. Double glazed tilt and turn window. Sea views across the balcony.

Bedroom Two

4.55m x 2.74m (14'11" x 8'11")

West aspect double bedroom with fitted wardrobes and overbed storage with matching chests of drawers. Carpet. Levelled ceiling with pendant light. Double glazed tilt and turn window.

Bedroom Three

4.55m x 2.19m (14'11" x 7'2")

West aspect double bedroom currently used as an additional lounge room. Levelled ceiling with pendant light. Wardrobe. Radiator. Double glazed tilt and turn window. Carpet.

Shower Room

2.17m x 1.68m (7'1" x 5'6")

Modern refitted shower room. Fully tiled. Low level flush push button w/c. Pedestal wash hand basin. Built in medicine cabinet. Wall mounted LED mirror. Heated towel rail. Large corner shower cubicle with sliding glass door. 'Mira' electric shower on riser rail.

Garage

Brick built garage with up and over door.

Parking

Resident and visitors parking available.

Required Information

Length of lease: 167

Service charge: £1988.52 payable every 6 months. Includes heating.

Ground rent: £69.75 payable every 6 months.

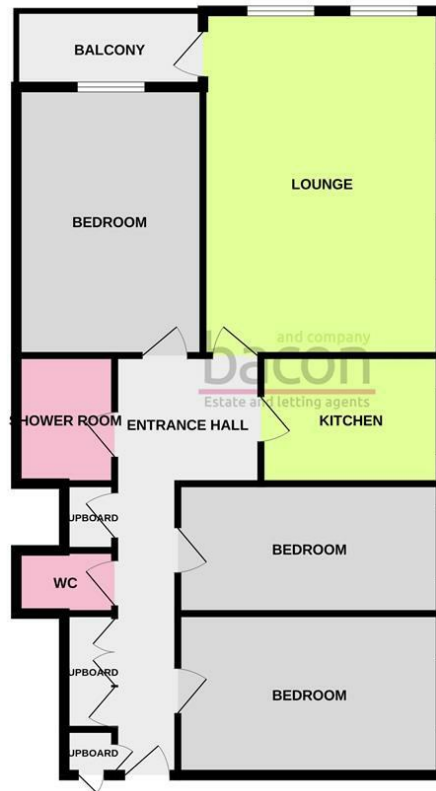
Council tax band: D

Draft version: 1

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



THIRD 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		
(55-68) D	65	72
(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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