



Flat 4 Mill Field Lodge, Worthing, BN11 4AB

Price £550,000

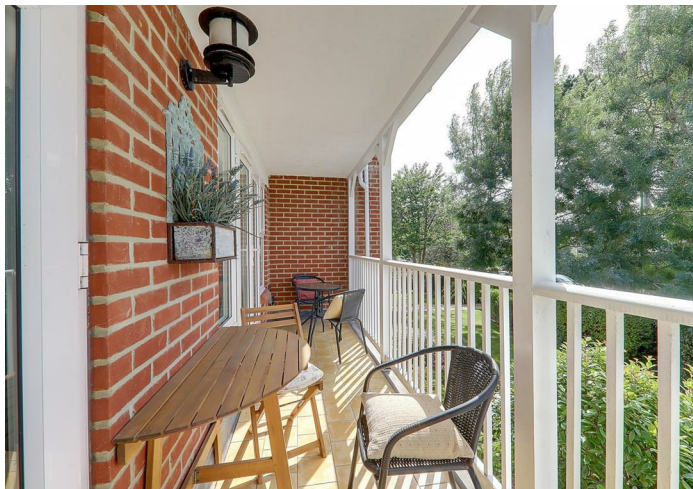
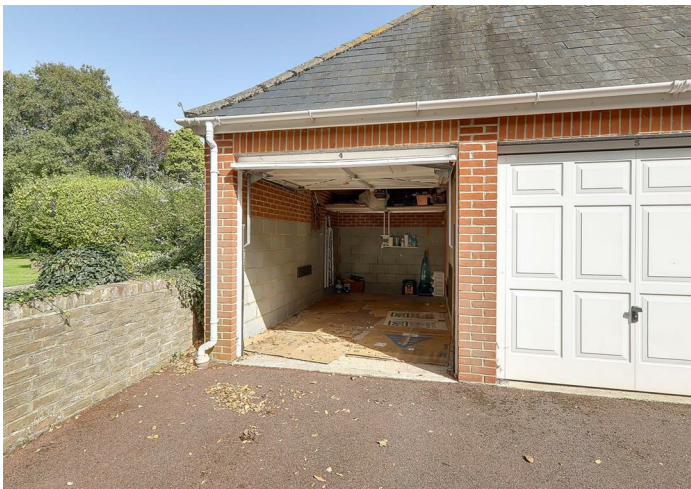
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Imposing three bedroom balcony apartment in sought after West Worthing. Built by Roffey in 2003, this home is conveniently located for transport links and shopping facilities along Goring Road and Worthing Town Centre. The accommodation briefly comprises communal entrance with stairs and passenger lift to first floor, spacious 28ft reception hall, Westerly aspect lounge/dining room with two sets of double glazed French doors opening to Balcony, 17ft modern kitchen/breakfast room, Master bedroom with ensuite, two further bedrooms and bathroom/Wc. Externally there is a garage with electric door and well maintained communal gardens. Benefits include gas central heating, double glazing & extended lease.

- Three Bedroom
- First Floor Apartment
- West Aspect Balcony
- 20ft Lounge/Dining Room
- Modern Kitchen/Breakfast Room
- Ensuite to Master Bedroom
- 28ft Reception Hall
- Garage
- Gas Central Heating
- Extended Lease





#### Communal Entrance

Video security entryphone system. Communal staircase and passenger lift rising to the first floor. Private front door opening to;

#### Reception Hall

8.81 x 1.85 (28'11" x 6'1")

Wood effect karndean style flooring. Video entryphone system. Fitted double cupboard with radiator, slatted shelves and space/plumbing for washing machine & tumble dryer. Further fitted cupboard housing combination boiler and water softener. Wall mounted central heating thermostat. Radiator.

#### Lounge / Dining Room

6.17 x 6.05 narrows to 3.53 (20'3" x 19'10" narrows to 11'7")

A bright and spacious room with Westerly aspect double glazed windows and two sets of double glazed French doors opening on to the Balcony. Three Radiators. Double glazed window to side. Fitted display shelving.

#### Westerly Aspect Balcony

5.64 x 1.27 (18'6" x 4'2")

A true feature of this home accessed from both the lounge and dining room with outdoor power, attractive painted balustrade and tiled floor.

#### Kitchen / Breakfast Room

5.44 x 3.10 Max (17'10" x 10'2" Max)

Refitted 2019 'Alexanders' kitchen comprising caesarea stone (quartz) worktops & splashback, inset 1 ½ bowl sink with mixer tap & filtered drinking water tap, range of integrated 'Neff' appliances including 4 ring induction hob with concealed extractor fan above, double oven/grill, microwave, fridge/freezer & dish washer, range of matching soft close cupboards, drawers and wall units with LED downlights, double larder cupboard with automatic lighting, shelving and pull out drawers, fitted window seat with storage below, East aspect double glazed window with fitted blinds, levelled and coved ceiling, tile effect karndean style flooring.

#### Master Bedroom

4.62 Max x 3.61 (15'2" Max x 11'10")

An excellent range of fitted furniture including 'Alexanders' fitted wardrobes with drawers and hanging space. Bedside cabinets. Double glazed window. Radiator. Door to ensuite.

#### Ensuite Shower Room/ WC

2.36 x 1.45 (7'9" x 4'9")

Step in shower cubicle with folding door and independent shower, wall mounted wash hand basin and low level flush Wc. Towel radiator. Shaver point. Tiled walls. Double glazed window.

#### Bedroom Two

4.14 x 3.28 (13'7" x 10'9")

An excellent range of fitted furniture including over bed storage and two double wardrobes. Double glazed window. Radiator.

#### Bedroom Three

4.93 x 1.98 (16'2" x 6'6")

Wood effect Karndean style flooring. Currently arranged as a study with fitted desk, additional drawers and two double wardrobes. Double glazed window. Radiator.

#### Bathroom/WC

3.28 x 2.34 (10'9" x 7'8")

Suite comprising panelled bath with shower attachment and mixer tap, wall mounted wash hand basin and low level flush Wc. Part tiled walls. Tiled floor. Towel radiator. Double glazed window. Shaver point.

#### Garage

5.05 x 2.57 (16'7" x 8'5")

Located to the rear of the development with electric up and over door. (Narrowest point 6'7)

#### Communal Gardens

Attractive and well maintained gardens surround the development.

#### Lease & Maintenance

Lease: 168 years unexpired.

Maintenance: £1,760 per half year. (Includes building insurance & £1,000 reserve fund contribution)

Ground Rent: Peppercorn

#### Version

This is version 2 of the particulars



FIRST 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>		<b>83</b>	<b>84</b>
(69-80) <b>C</b>			
(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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