



Flat 1 & 2 135 Brighton Road, Worthing, BN11 2EU
Guide Price £625,000

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Seafront period terraced house currently arranged as two self contained units with outstanding sea views. This versatile accommodation is an ideal opportunity for home and income, investment and to revert back to the original home. The ground floor apartment currently comprises: communal entrance with private front door, South facing bedroom with sea views, further double bedroom, lounge with French doors opening to garden, modern kitchen and two shower room/wc. The property benefits from part double glazing, gas fired central heating and retains some original features. Externally there is a walled front garden and a delightful walled rear garden. The first floor flat briefly comprises: communal entrance with private front door, South facing lounge/kitchen with superb sea views, three bedrooms, bathroom/wc and separate wc.. The property benefits from part double glazing, gas fired central heating and retains some original features.

- CHAIN FREE
- Superb Sea Views
- Freehold
- Currently arranged as Two Self Contained Units
- Ground Floor Flat
- First Floor Flat
- Private Rear Garden





GROUND FLOOR FLAT

Front door to communal entrance hall. Private front door leading to:

BEDROOM ONE

5.13m x 4.19m (16'10 x 13'9)

Double glazed bay with sea views. Original bordered fire place. Radiator. Cornice ceiling. Picture rail.

SHOWER ROOM/WC

2.57m x 1.27m (8'5 x 4'2)

Modern suite with step in fully tiled shower cubicle with a 'Triton T80' shower unit and glazed shower screen. Close coupled wc. Wash hand basin. Alcove with storage shelves. Extractor fan. Radiator.

BEDROOM TWO

3.81m x 2.82m (12'6 x 9'3)

Cornice ceiling. Picture rail. Sash window. Radiator.

INNER HALL

Under stairs storage cupboard with door to:

KITCHEN

3.66m x 2.26m (12' x 7'5)

Modern kitchen with part tiled walls. Roll top work surfaces with single drainer stainless steel sink unit with mixer tap. Range of base units comprising cupboards and drawers. Matching eye level wall units. Fitted oven. Four ring gas hob with extractor cooker hood over. Space and plumbing for washing machine. Space for fridge. Wall mounted 'Baxi' combination gas boiler supplying gas central heating and hot water. Sash window. Radiator.

INNER LOBBY

Part glazed door to garden.

SHOWER ROOM/WC

2.74m x 1.30m (9 x 4'3)

Modern suite with step in fully tiled shower cubicle with a 'Mira' shower unit and glazed shower screen. Close coupled wc. Wash hand basin. Alcove with storage shelves. Extractor fan. Chrome vertical towel radiator.

LIVING ROOM

4.32m x 3.66m (14'2 x 12')

Two radiators. Glazed French doors leading out to garden.

OUTSIDE

FRONT GARDEN

Walled front garden. Paved for ease and maintenance with flower borders.

PRIVATE REAR GARDEN

Delightful walled rear garden. Two paved patio areas. Raised brick beds. Flower borders. Gate giving rear pedestrian access.

FIRST FLOOR FLAT

Front door to communal entrance hall. Private front door with stairs leading to:

FIRST FLOOR LANDING

Cornice ceiling. Radiator. Access via folding ladder to loft space housing gas fired boiler.

DELIGHTFUL LIVING ROOM/KITCHEN

5.94m x 5.18m (19'6 x 17')

Double glazed window with superb sea views. The lounge area has original bordered fireplace and radiator. Cornice ceiling. The kitchen is separate from the lounge with a standing kitchen island comprising of work surface with four ring hob unit having chimney style extractor cooker hood above. Further work surface with inset single drainer stainless steel sink. Cupboards and drawers under. Matching eye level wall units. Fitted cooker. Space and plumbing for washing machine.

BEDROOM ONE

4.22m x 3.86m (13'10 x 12'8)

Double glazed window. Radiator.

BEDROOM TWO

3.66m x 3.20m (12 x 10'6)

Double glazed window. Radiator.

BEDROOM THREE

2.69m x 2.59m (8'10 x 8'6)

Double glazed window. Radiator.

BATHROOM/WC

3.66m x 1.78m (12' x 5'10)

White suite comprising of panelled bath with mixer taps/shower attachment. Pedestal wash hand basin. Close coupled wc. Radiator. Double glazed window. Shelved linen cupboard housing lagged hot water tank.

SEPARATE WC

Low level flush wc. Double glazed window.

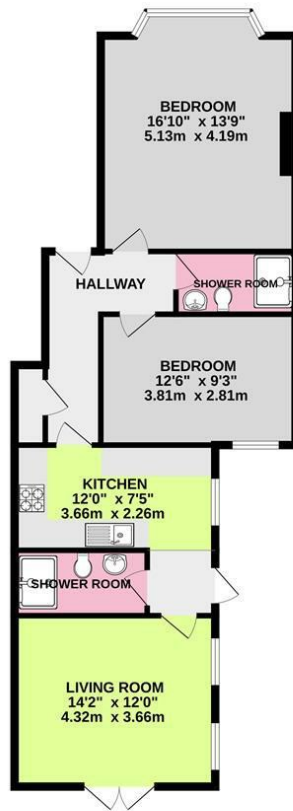
TENURE & COUNCIL TAX

Tenure: Freehold

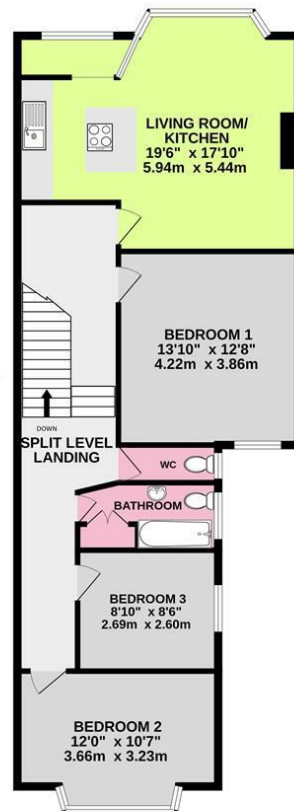
Council tax band:



GROUND FLOOR
 797 sq.ft. (74.0 sq.m.) approx.



1ST FLOOR
 904 sq.ft. (84.0 sq.m.) approx.



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TOTAL FLOOR AREA: 1701 sq.ft. (158.0 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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.

