



Ground Floor Flat 137 Brighton Road, Worthing, BN11 2EU
Guide Price £300,000



Ground floor two bedroom garden apartment with sea views being adjacent to Worthing seafront and promenade. The apartment is one of only two flats which form part of this large period property and the accommodation briefly comprises: communal entrance with private front door, South facing lounge with sea views, two double bedrooms, kitchen and bathroom/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.

- CHAIN FREE
- Worthing Seafront
- Close to Town Centre
- Private Rear Garden
- Lounge with Sea Views
- Two Bedrooms
- Kitchen
- Bathroom/wc



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

ENTRANCE LOBBY

Glazed door to:

LOUNGE

5.13m x 4.09m (16'10 x 13'5)

Open tiled fire place. Double glazed window with sea view. Radiator. Cornice ceiling. Picture rail. Door to:

INNER HALL

BEDROOM ONE

4.27m x 3.81m (14' x 12'6)

Sash window. Radiator. Cornice ceiling. Picture rail.

KITCHEN

3.66m x 2.69m (12 x 8'10)

Comprising of roll top work surfaces with single drainer stainless steel sink unit. Base units comprising cupboards and drawers. Matching eye level wall units. Space and plumbing for washing machine. Space for slot in cooker. Space for tall fridge/freezer. Wall mounted 'Ideal' combination boiler supplying gas



central heating and hot water. Double glazed window. Double glazed door to garden.

BEDROOM TWO

2.72m x 2.39m (8'11 x 7'10)

Radiator. Double glazed window.

BATHROOM

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

White suite comprising of panelled bath with mixer taps/shower attachment. Pedestal wash hand basin. Low level wc. Vertical heated towel rail. Radiator. Extractor fan. Sash window. Shelved storage cupboard.

OUTSIDE

FRONT GARDEN

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

PRIVATE REAR GARDEN

Delightful walled rear garden. Laid to lawn with flower borders. Gravelled patio. Brick built tall/storage shed. Outside water tap. Gate giving pedestrian rear access.

TENURE & COUNCIL TAX



Tenure: Freehold
Council tax band: Band B

Version: 1

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

GROUND FLOOR



TOTAL FLOOR AREA : 710sq.ft. (66.0 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 is given as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	71
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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