



Orme Road, Worthing, BN11 4FG  
Guide Price £210,000

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A purpose built two double bedroom, second floor apartment with allocated parking space in popular Kings Quarter, Orme Road. The property is situated within close proximity of Worthing town centre, mainline railway station, seafront and shopping facilities. Accommodation briefly comprises entrance hall, open plan kitchen/living room, two double bedrooms and bathroom/wc. Externally the property benefits from an allocated parking space, communal gardens and bike storage. Additional benefits include new carpets (June 2024), gas fired central heating, double glazed windows and integrated kitchen appliances. Ideal for first time buyers or buy to let investors. CHAIN FREE.

- CHAIN FREE
- Two Double Bedrooms
- Second Floor Apartment
- Close To Town Centre, Seafront & Train Station
- Open Plan Kitchen/Living Room
- Gas Central Heating
- Double Glazed Windows
- Allocated Parking Space
- New Carpets June 2024





### Entrance

Secure entry telephone system. Double glazed communal door to:

### Communal Hallway

Post boxes. Stairs to second floor landing. Private door to:

### Entrance Hall

Entry telephone. Storage cupboard housing wall mounted 'Worcester' combination boiler supplying central heating and hot water. Further storage cupboard housing 'Vent-Axia' system and electrical consumer unit, space for storage. Heating thermostat. Access to private loft via hatch. Radiator.

### Kitchen/Living Room

4.67m x 4.42m max (15'4 x 14'6 max)

Kitchen (14'6 x 6'2. 4.42m x 1.88m)

Roll top work surfaces. Inset stainless steel sink with mixer tap and drainer. Four ring gas hob with stainless steel splash back and extractor canopy above. Electric

oven below. Integrated fridge/freezer. Integrated washer/dryer & dishwasher. Range of cupboard and drawers with matching eye level wall units. Tiled floor.

Living Area (11'5x 11'. 3.48mx 3.35m)

Space for living and dining room furniture. Double glazed window. Radiator.

### Bedroom One

4.78m max x 2.87m max (15'8 max x 9'5 max)

Built in wardrobe with hanging and shelving space. Double glazed window. Radiator.

### Bedroom Two

4.78m max x 2.59m max (15'8 max x 8'6 max)

Double glazed window. Radiator.

### Bathroom/WC

1.93m x 1.68m (6'4 x 5'6)

Part tiled. White panelled bath suite mixer tap and shower attachment. Tiled surround. Fixed shower screen. Close couple WC. Pedestal wash hand basin

with mixer tap. Ladder style electric radiator. Shaver socket. Extractor fan. Tiled floor.

### Allocated Parking

Located to the rear, space number five.

### Communal Bike Storage Shed

Located to the rear.

### Required Information

Length of lease: 108 years.

Annual service charge: Approximately £1,000.

Annual ground rent: £150.

Council tax band: B

Version: 1

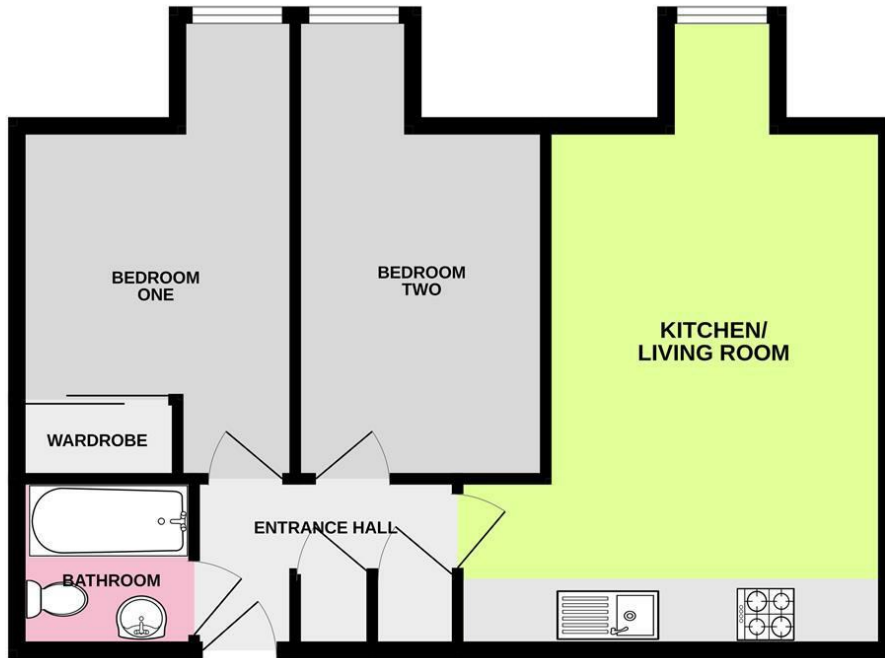
Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.

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SECOND 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>80</b>	<b>80</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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