



9 108 - 109 Marine Parade, Worthing, BN11 3QG
Guide Price £195,000

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A one bedroom ground floor flat located within a stones throw of Worthing Seafront and Promenade. Briefly the accommodation comprises: entrance hall, living room/kitchen, double bedrooms and bathroom/wc. The property is within close proximity of local shops, school catchment, various public transport links and access to Marine Parade. CHAIN FREE.

- CHAIN FREE
- Ground Floor
- One Bedroom
- Yards from Worthing Promenade
- Living Room/Kitchen
- Bathroom/wc
- Communal Courtyard
- Double glazing



Communal Entrance

Security door with hallway leading to private door:

Entrance Hall

Security entry phone. Electric radiator. Wood effect grey laminate flooring.

Living Room/Kitchen

4.34m x 4.32m (14'3 x 14'2)

Roll top work surface having inset single drainer stainless steel sink with mixer tap and draining board. Fitted oven with four ring electric hob above. Space and plumbing for washing machine. Space for tall fridge/freezer. Tiled splash back surround.

3 double glazed windows. Double glazed door to COMMUNAL COURTYARD. Electric radiator. Wood effect grey laminate flooring.

Bedroom

3.20m x 2.82m (10'6 x 9'3)

Double glazed window. Wood effect grey laminate flooring.

Bathroom/wc

White suite comprising panelled bath with mixer tap. Electric 'Triton' shower over. Tiled walls. Pedestal wash hand basin with mixer tap. Close coupled wc. Double glazed window. Cupboard housing hot water tank.

Lease Information

Length of lease: 107 years remaining

Annual service charge: Approximately £1700 per annum

Service charge review period: TBC by vendor

Annual ground rent: TBC by vendor

Ground rent review period: TBC by vendor

Council tax band: A

Version: 1

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

GROUND FLOOR
419 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA: 419 sq.ft. (38.9 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D			
(39-54) E	39		
(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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