



Flat 18 Lennox Gate, 1 Lennox Road, Worthing, BN11 1BF
Guide Price £230,000



Built in 2020 by Rocco Homes is this luxury FOURTH floor apartment situated in the heart of Worthing TOWN CENTRE, and features a WESTERLY ASPECT OPEN PLAN LIVING/KITCHEN AREA, with luxury fitted kitchen and quality integrated appliances, DOUBLE BEDROOM, bathroom/WC, WEST FACING BALCONY. The property is being offering to market CHAIN FREE. Internal viewing is highly recommended.

- Chain Free
- Private Balcony
- Double Bedroom
- Luxury fitted kitchen
- Open Plan
- Town Center Location
- South/West Aspect
- Viewing Highly Recommended



Communal Front Door

Communal door with phone and camera entry system. Lift to;

Private Front Door

Entrance Hall

Floorboards throughout. Phone entry system. Access to storage cupboard. Housing wall mounted boiler and Electrics.

Kitchen/Living Room

Floorboards throughout. Modern kitchen with a range of matching wall and base units. Integrated appliances including dishwasher, fridge freezer, electric oven with four ring induction hob. Extractor fan above. Two double glazed windows. Double glazed door leading onto South/West aspect balcony. Tv Point. Radiator. Spotlights throughout.

Bathroom

Fully tiled flooring. Part tiled walls. Wall mounted vanity sink unit with drawers below. Low level W/C. Tilled bath with shower above. Spotlights throughout. Wall mounted heated towel rail.

Bedroom

Carpeted throughout. South facing double glazed window. Radiator.

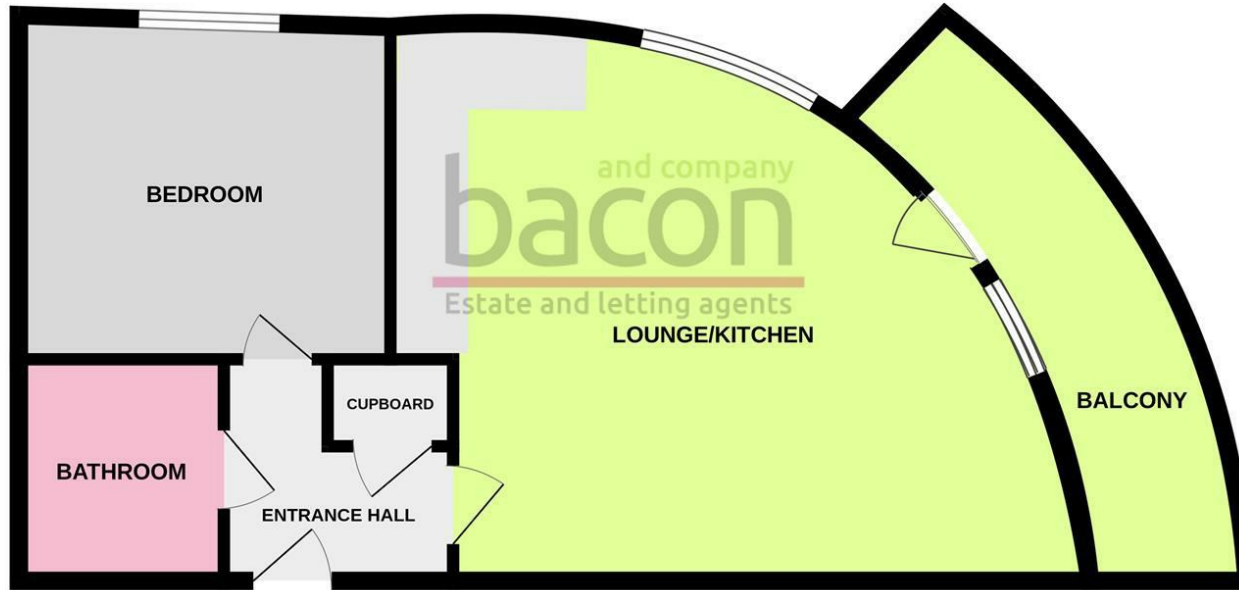
Required Information

Length of lease: 120
Annual service charge: tbc
Annual ground rent: £200
Council tax band: B

Draft version: 1

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

GROUND 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(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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