



Flat 2 21 Church Walk, Worthing, BN11 2LS
Guide Price £242,000



Two bedroom ground floor flat with a private garden located in the popular Church Walk, Central Worthing. The property is conveniently situated within close proximity of Worthing Town Centre, seafront and mainline railway station. The accommodation briefly comprises entrance hall, open plan kitchen/living room, two bedrooms and bathroom/wc. Externally the property benefits from a private rear garden and well maintained communal gardens and communal areas. CHAIN FREE.

Lease to be extended upon completion

- CHAIN FREE
- Central Worthing Location
- Two Bedroom
- Private Rear Garden
- Lounge/Kitchen
- Bathroom/wc
- Basement



Communal Entrance

Well maintained communal entrance. Private door to:

Entrance Hall

Telephone entry system. Electrical consumer unit. Doors to all rooms.

Lounge/Kitchen

5.00m x 4.01m (16'5 x 13'2)
Double glazed French doors opening to PATIO.
Radiator.

Roll edge work surface having inset 1 1/2 bowl stainless steel sink with mixer tap and draining board. 4 ring gas hob with extractor over. Fitted oven. Space for under counter fridge/freezer. Space and plumbing for washing machine. Matching range of cupboards and drawers, further matching eye level wall units. Extractor fan. Inset ceiling spotlighting. Partition breakfast bar. Tiled splashback.

Bedroom One

4.01m x 2.59m (13'2 x 8'6)
Double glazed French doors opening to Rear Garden.
Radiator.

Bedroom Two

2.87m x 1.88m (9'5 x 6'2)
Double glazed window. Radiator. Door with stairs leading to:

Basement

4.93m x 1.42m (16'2 x 4'8)
Power and light. Gas fired combination boiler supplying gas central heating and hot water.

Bathroom/wc

2.29m x 1.27m (7'6 x 4'2)
White suite comprising of panelled bath with mixer tap and glazed shower screen. Wall mounted and overhead rainfall shower. Vanity unit with wash hand basin and mixer tap. Close coupled wc. Tiled walls. Inset ceiling spotlighting. Ladder style radiator. Extractor.

Private Rear Garden

Paved patio area. Mostly laid to lawn. Borders of small trees, bushes and shrubs. 6ft fence and walled surround.

Communal Garden

South aspect. Majority laid to lawn with shrubs and hedges to the boarded. Enclosed by wall to front.

Lease Information

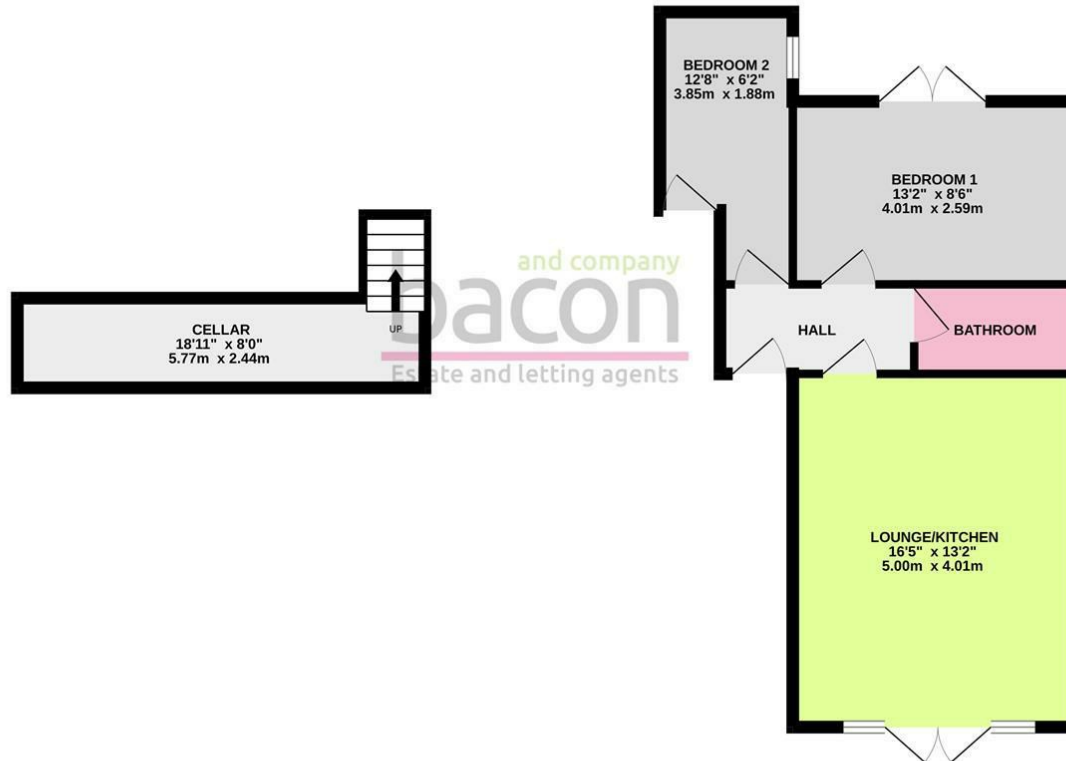
Length of lease: 188 years upon completion
Annual service charge: Approximately £1,800 per annum
Annual ground rent: £125 per annum
Council tax band: Band A

Draft version: 1

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

BASEMENT
90 sq.ft. (8.3 sq.m.) approx.

GROUND FLOOR
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA: 554 sq.ft. (51.5 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		
(69-80) C		
(55-68) D	65	74
(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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