



Flat 2 119 Brighton Road, Worthing, BN11 2ES
£265,000



Two bedroom ground floor maisonette flat with a private garden located in the popular Selden location of Central Worthing. The property is conveniently situated within close proximity of Worthing Town Centre, seafront, amenities and local transport routes. The accommodation briefly comprises entrance hall, kitchen, lounge, two bedrooms and bathroom/wc. Externally the property benefits from a private rear garden. **VENDOR SUITED TO CHAIN FREE PROPERTY.**

- Central Worthing Location
- Ground Floor Maisonette Flat
- Two Bedroom
- Private Rear Garden
- Lounge
- Kitchen
- Bathroom/wc
- Share of Freehold
- **VENDOR SUITED**





Communal Entrance

Communal hallway with private door to:

Entrance Hall

Radiator. Recessed storage cupboard housing electrical consumer unit.

Kitchen

3.71m x 2.36m (12'2 x 7'9)

Roll edge work surface having inset single bowl stainless steel sink with mixer tap and draining board. Four ring electric slot in cooker with splashback and extractor over. Space and plumbing for washing machine. Space for fridge/freezer. Matching range of base units comprising of cupboards and drawers. Further matching eye level wall units. Cupboard housing wall mounted gas boiler supplying central heating. Understairs storage. Double glazed window. Radiator. Telephone entry system.

Lounge

4.17m x 3.15m (13'8 x 10'4)

Double glazed window. Double glazed door to GARDEN. Radiator.

Stairs from entrance hall to:

Landing

Doors to bedrooms and bathroom/wc.

Bedroom One

3.15m x 2.67m (10'4 x 8'9)

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

Bedroom Two

2.67m x 1.88m (8'9 x 6'2)

Double glazed Velux window. Radiator. Recessed air cupboard housing hot water tank. Access to loft via hatch.

Bathroom/wc

Fully tiled. White suite comprising panelled bath with

shower screen and electric 'Triton' shower over. Vanity unit having inset wash hand basin and mixer tap. Close coupled wc. Two double glazed windows. Radiator.

Outside

Private Rear Garden

Paved patio area with space for outdoor furniture. Majority laid to lawn. Landscaped borders of mature shrubs and bushes. Timber shed. Outside tap.

Lease Information & Council Tax Band

Length of lease: Remainder of 999 years
Annual service charge: Approximately £1,800 per annum
Service charge review period: TBC
Annual ground rent: Nil
Ground rent review period: TBC
Council tax band: Band A

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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TOTAL FLOOR AREA : 549sq.ft. (51.0 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 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) A			86
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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.

