



Basement Flat 2 112 Marine Parade, Worthing, BN11 3QG  
Guide Price £210,000

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This beautifully presented one-bedroom GARDEN flat is perfectly situated on Marine Parade in the heart of Central Worthing. Ideally located, the property offers convenient access to local shops, restaurants, transport links and is just a stone's throw from the seafront promenade. The accommodation features a spacious entrance hall, contemporary shower room, generously sized double bedroom, modern kitchen and a living/dining area. Outside, the property benefits from a private courtyard garden, perfect for entertaining or extra storage space. Additional benefits include gas central heating, double-glazed windows, a long lease and the added convenience of no onward chain. Early viewing is highly recommended.

- Immaculately Presented
- Seafront Flat
- Private Courtyard Garden
- Modern Kitchen & Shower Room
- Double Bedroom
- Gas Central Heating
- Double Glazed Windows
- Long Lease
- Chain Free





### Communal Entrance

Stairs down to basement level. Secure entry telephone. Private front door to:

### Entrance Hall

Column radiator. Herringbone effect 'Karndean' flooring. Shelved storage cupboard. Levelled ceiling. Inset spotlights.

### Modern Shower Room/Wc

Step in shower with matte black shower, controls and glass shower screen. Wash hand basin with matte black mixer tap, tiled splashback and storage below. Push button w/c. Column radiator with towel rail. Double glazed obscure glass window. Tiled flooring. Levelled ceiling. Inset spotlights. Extractor fan.

### Bedroom

3.76m x 3.23m (12'4 x 10'7)

Two double glazed windows with half height shutters. Column radiator. Herringbone style 'Karndean' flooring. Levelled ceiling. Inset spotlights.

### Kitchen

3.28m x 1.75m (10'9 x 5'9)

Engineered wood worktops with inset stainless steel sink with extendable hose mixer tap and drainer. Four ring induction hob with tiled splashback and extractor canopy above. Fitted oven/grill below. Space and plumbing for washing machine and fridge freezer. Range of matching cupboards, drawers and base units. Wall mounted 'Baxi' boiler. Double glazed window to side with half height shutter. Tiled flooring. Levelled ceiling. Inset spotlights. Extractor fan.

### Living/Dining Room

4.32m x 3.15m (14'2 x 10'4)

Double glazed bi-folding doors overlooking and providing direct access to private courtyard garden. Column radiator. Space for living and dining room furniture. Herringbone style 'Karndean' flooring.

### Private Courtyard Garden

Patio area providing space for outdoor furniture making it ideal for entertaining. Shingled area to side ideal for storage. Outside light. Access gate to rear.

### Required Information

Length of lease: 963 years

Annual service charge: £2,200

Service charge review period: Per annum.

Annual ground rent: £0

Ground rent review period: NA

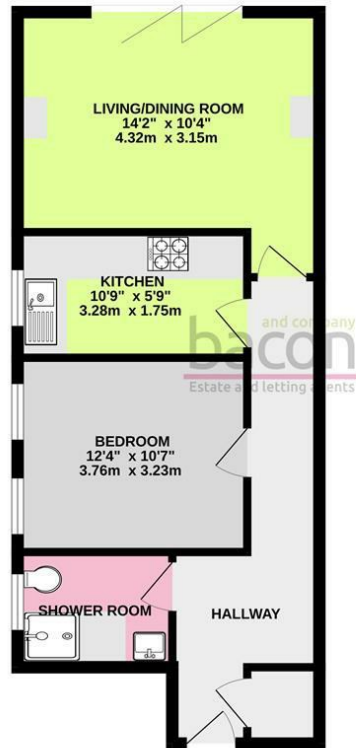
Council tax band: A

Version: 1

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



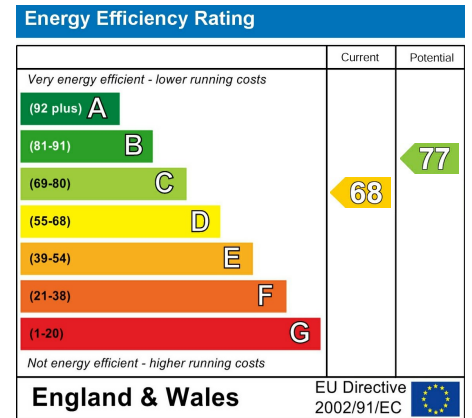
BASEMENT



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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baconandco.co.uk

19 Chatsworth Road, Worthing, West Sussex, BN11 1LY

01903 521000

worthing@baconandco.co.uk