



Flat 9 4 Tennyson Road, Worthing, BN11 4BY  
Guide Price £170,000





A well presented top floor double bedroom flat located in Central Worthing close to mainline railway station, local shops and amenities. Briefly the accommodation comprises: entrance hall, lounge/diner, kitchen, double bedroom and shower room/wc. Externally the property benefits from unallocated off road parking and a well maintained communal garden to the rear. Further benefits include double glazed sash windows and gas central heating throughout. LEASE TO BE EXTENDED UPON COMPLETION.

- Central Worthing Location
- Top Floor
- Double Bedroom
- Lounge/Diner
- Kitchen
- Shower Room/wc
- Double glazed Sash Windows
- Gas Central Heating
- Unallocated Off Road Parking
- Communal Garden



### Communal Entrance

Secure door with stairs to second floor. Private door to:

### Entrance Hall

Telephone entry system. Wall mounted coat rack.

### Lounge/Diner

3.86m x 3.10m (12'8 x 10'2)  
Two double glazed sash windows. Radiator. Two wall lights. Door to:

### Kitchen

2.39m x 1.52m (7'10 x 5')  
Roll edge work surface having inset 1 1/2 bowl stainless steel sink with mixer tap and draining board. Four ring electric hob with extractor cooker hood over. Fitted fan oven. Fitted microwave. Tiled splashback. Matching range of cupboards, drawers and eye level wall units. 'Worcester' wall mounted gas boiler supplying gas central heating. Double glazed sash window.

### Bedroom

3.86m x 3.12m (12'8 x 10'3)  
Double glazed sash window. Radiator. Two built in storage cupboards.

### Shower Room/wc

Step in shower tray with sliding glazed door and electric 'Mira Sport' shower. Fully tiled walls. Pedestal wash hand basin. Close coupled wc. Ladder style radiator. Extractor.

### Outside

### Off Road Parking

Unallocated and provided on a first come, first serve basis.

### Communal Garden

Located to the rear of the building. Majority being laid to lawn.

### Lease & Council Tax Band

Length of lease: 151 years upon completion

Annual service charge: Approximately £1,534 per annum

Service charge review period: TBC by vendor

Annual ground rent: Peppercorn

Ground rent review period: TBC by vendor

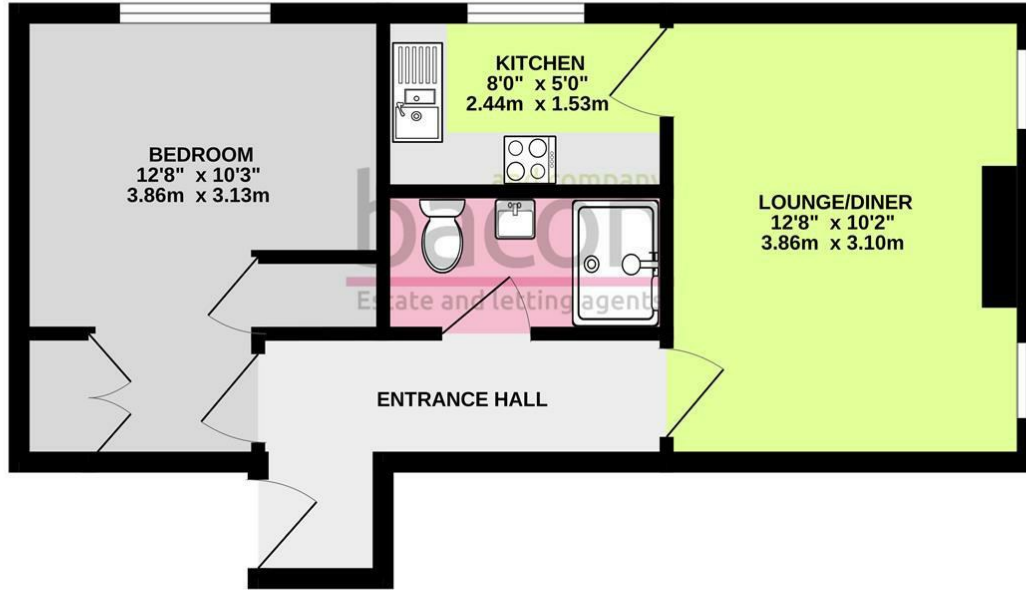
Council tax band: Band A

Version: 1

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



SECOND 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	51	61
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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