



12 Highfield Road, Worthing, BN13 1PX
Guide Price £230,000



A GROUND FLOOR two bedroom garden flat with accommodation including as follows : Entrance hall, lounge/kitchen with fitted appliances, two double bedrooms and a shower room/WC. Externally the property benefits from a shared rear garden and front garden. The property has the benefit of gas central heating and double glazing and we understand was rewired in March 2022.

- Popular Thomas A Becket location
- Ground Floor Flat
- Two Double Bedrooms
- Lounge/fitted kitchen
- Shower Room/WC
- Garden at the Front and Rear
- Freehold
- Viewing Recommended



Communal Entrance

Communal hallway and private front door to:

Entrance Hall

Doors to:

Living room/ Kitchen

5.33m x 3.07m (17'6 x 10'1)

Levelled ceiling with inset lighting and flooring continued from hallway, two double glazed windows.

Lounge area

Space used for sofa and chairs with wall mounted TV, understairs cupboards, access to:

Kitchen Area

Range of worktop surfaces with matching island breakfast bar, inset single drainer sink unit and Bosch hob with oven under and extractor and canopy over, built in fridge freezer,

cupboard housing Baxi gas fired boiler, opening to inner hall.

Inner Hallway

Radiator, double glazed door to rear garden, door to:

Shower Room/WC

Fully tiled with step in shower cubicle, wall mounted wash hand basin, low level flush WC, levelled ceiling with inset lighting, two double glazed windows.

Bedroom 1

4.67m x 2.92m to wardrobes (15'4 x 9'7 to wardrobes)

Excellent range of wardrobes, cupboards above and space between used for wall mounted TV, radiator, double glazed bay window to front, levelled and coved ceiling.

Bedroom 2

3.68m x 3.05m (12'1 x 10'0)

Levelled ceiling, double glazed French doors to rear garden, radiator.

Rear Garden

SHARE of the rear garden to the left side, lawn area with shed.

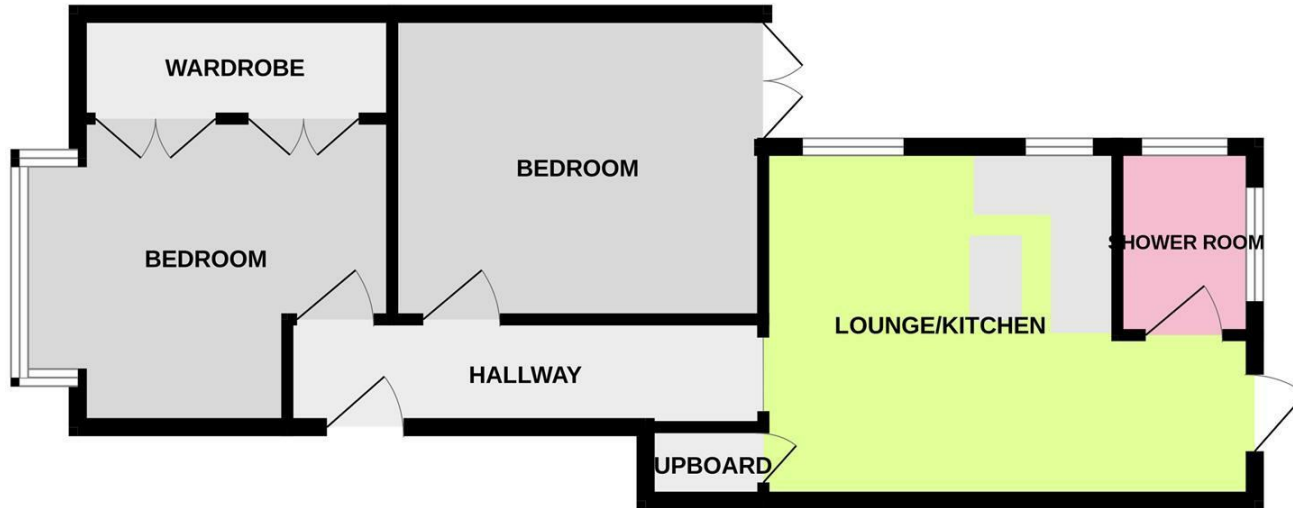
Front Garden

Shingled with access to front.

Council Tax

Band A

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			
(69-80) C			
(55-68) D		63	75
(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.

