



21 Beech Gardens, Worthing, BN14 7HL
Guide Price £270,000



We are delighted to offer for sale this well presented two double bedroom ground floor apartment, with the added benefit of a long lease, parking and garage right next to your own private front door - very exclusive for this development.

In brief the property consists of an entrance porch which opens into a spacious hallway, two double bedrooms almost identical in size, a modern fitted shower room & kitchen with views over communal gardens. Externally there is also a useful storage area.

- Ground Floor Apartment
- Private Front Door
- Two Spacious Double Bedrooms
- Modern Fitted Shower Room
- Long Lease
- Private Parking & Garage
- Access To Communal Grounds
- PVCU Double Glazed & Gas Central Heated



Porch

1.32m x 0.99m (4'4 x 3'3)

Private front door, laminate floor, wall mounted electric fuseboard, textured ceiling with coving and single light fitting.

Entrance Hallway

3.02m x 0.99m (9'11 x 3'3)

Laminate floor, single radiator, various power points, wall mounted heating control panel, cupboard with slatted shelving, textured and covered ceiling with single light fitting.

Lounge / Diner

5.87m x 3.45m (19'3 x 11'4)

Carpeted floor, television point, various power points, two radiators, PVCU double glazed window, textured and covered ceiling with single light fitting.

Bedroom One

3.58m x 3.43m (11'9 x 11'3)

Carpeted floor, single radiator, various power points, fitted triple wardrobe with various hanging rails and shelving having a mirrored front, PVCU double glazed window, textured and covered ceiling with single light fitting.



Bedroom Two

3.71m x 3.18m (12'2 x 10'5)

Carpeted floor, various power points, single radiator, PVCU double glazed window, textured and covered ceiling with single light fitting.

Kitchen

2.72m x 1.98m (8'11 x 6'6)

Tiled floor, roll edge laminate worksurfaces with cupboards below and matching eye level cupboards, space for under counter fridge and freezer units, space for washing machine, inset stainless steel single drainer sink unit with mixer tap, wall mounted boiler, space for oven / cooker, tiled splashbacks, various power points, PVCU double glazed window, textured and covered ceiling with single light fitting.

Shower Room

2.03m x 1.96m (6'8 x 6'5)

Tiled floor, low flush WC, pedestal hand wash basin with mixer tap, fitted shower cubicle having an integrated Triton electric shower, fitted grab rails, wall mounted vanity unit mirror, extractor fan, chrome ladder style heated towel rail, textured and covered ceiling with single light fitting.



Externally

Communal Gardens

Front and back communal gardens mainly laid to lawn with various shrub and flower borders.

Private Driveway

Offering off street parking for 2 plus vehicles.

Private Garage

Having an up & over door, power and lighting.

Lease Information

Maintenance : £637.54 PA paid half yearly - £316.77

June and December

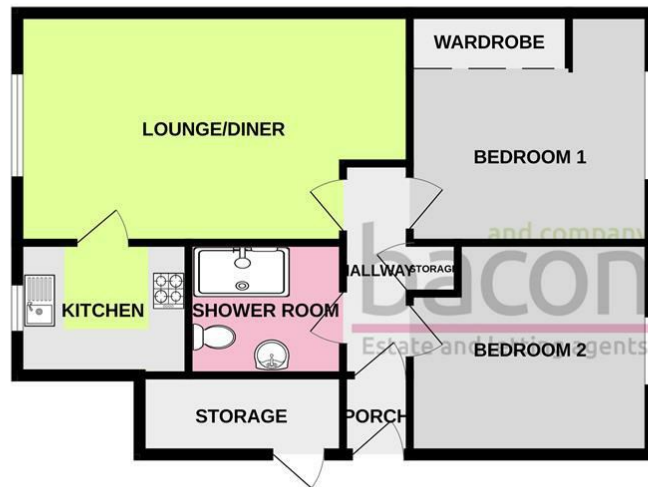
Ground Rent : £25.00 PA paid half yearly - £12.50 June and December

Lease : Approximately 989 Years Remaining.

Council Tax

Band B

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		
(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.

