



3 Ashington Court, Worthing, BN14 9AQ
Guide Price £185,000

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A well presented one double bedroom ground floor flat located in the popular location of Broadwater. Accommodation briefly comprises; private entrance, entrance hall, lounge/diner with door to private patio, modern kitchen, one double bedroom, and bathroom/W.C. Externally the development offers residents parking on a first come first serve basis. Viewing highly recommended to appreciate the overall size and condition of this home.

- Purpose Built Flat
- Ground Floor
- One Double Bedroom
- Lounge/Diner
- Patio
- Kitchen
- Bathroom/wc
- Un-allocated Parking
- Broadwater Location





Double glazed front door to:

Entrance Hall

Wood effect laminate flooring. Night storage heating. Electrical consumer unit.

Lounge/Diner

4.29m x 4.06m (14'1 x 13'4)
Double glazed door to PATIO. Level and covered ceiling. Night storage heater.

Kitchen

2.95m x 2.62m (9'8 x 8'7)
Roll top work surface comprising inset single drainer stainless steel sink with mixer tap. Slot in 4 ring electric cooker with extractor hood over. Tiled splash back. Space and plumbing for washing machine. Space for tall fridge/freezer. Matching range of base units comprising of cupboards and drawers. Further eye level wall units. Recessed pantry cupboard. Double glazed window. Night storage heater.

Double Bedroom

4.29m x 3.25m (14'1 x 10'8)
Double glazed window. Two fitted double wardrobes with shelving and hanging rail. Feature wall panelling.

Bathroom/wc

White suite comprising: panelled bath with mixer tap, glazed screen and tiled surround. Wall mounted electric 'Aqua' shower unit. Pedestal wash hand basin with mixer tap. Close coupled wc. Recessed shelved linen cupboard housing hot water tank. Double glazed window.

Externally

Communal grounds and gardens surround the development.

Residents Parking

Un-allocated off road parking on a first come first serve basis.

Lease Information & Council Tax Band

Length of lease: 154 years remaining
Annual service charge: £1100 per annum
Service charge review period: TBC by vendor
Annual ground rent: Nil
Ground rent review period: TBC by vendor
Council tax band: Band A

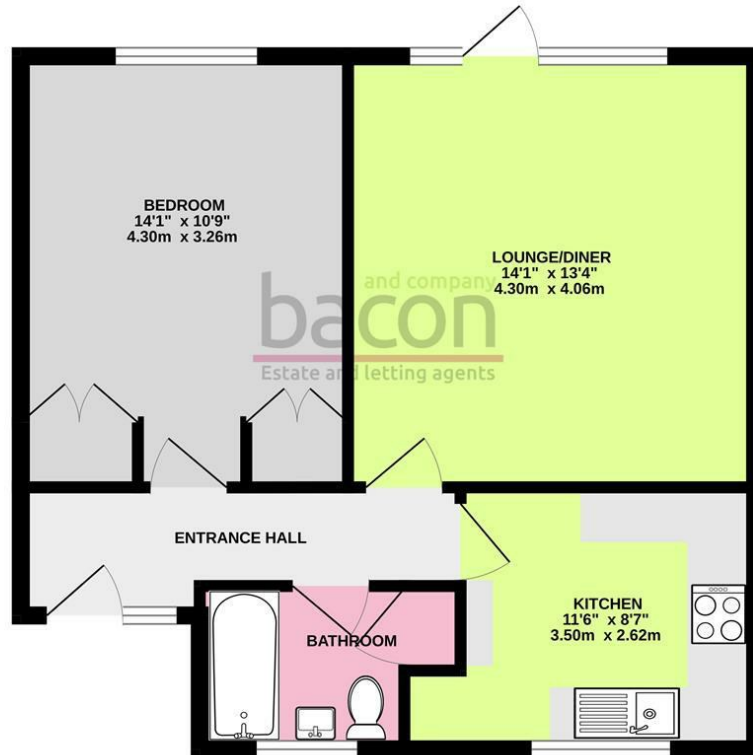
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Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.

Agent Note

Under the estate agents act 1979 section 22 we advise that there is a connection on this property between the vendor and Bacon and Company estate agents.

GROUND FLOOR
527 sq.ft. (49.0 sq.m.) approx.



TOTAL FLOOR AREA: 527 sq.ft. (49.0 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			
(81-91) B			
(69-80) C			
(55-68) D		62	78
(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.



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