



34a Aglaia Road, Worthing, BN11 5SW
Guide Price £375,000

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A well presented three/four bedroom maisonette situated in the popular catchment of West Worthing. The accommodation in brief comprises of an entrance hall, lounge, dining room/bedroom two, kitchen, bedroom one, bathroom, stairs rising to the second floor landing. two further bedrooms and shower room. Externally the property benefits from having a private front garden, garage and parking.

- West Worthing
- Low Outgoings
- Share Of Freehold
- Two Bathrooms
- 3/4 Bedrooms
- Front Garden
- Garage/Off Street Parking
- Viewing Essential





Entrance Hall

10' 4" x 9' 8"

Externally stair case rising to FIRST FLOOR giving access via double glazed door. radiator. built in storage cupboard. stairs rising to second floor landing.

Lounge

17' x 12' 4"

South aspect via double glazed bay window. radiator. low level storage cupboard.

Dining Room/Bedroom Two

13' 1" x 9' 8"

South aspect via double glazed window. radiator.

Kitchen

11' 1" x 9' 2"

A fitted suite comprising of a one and a half bowl sink drainer unit with storage below. Areas of roll top worksurfaces with additional cupboards and drawers below. matching shelved wall units. space for washing machine. built in fridge/freezer. integrated eye level double oven. four ring electric hob with extractor over. two double glazed windows.



Bedroom One

13' 11" x 9' 8"

North aspect via double glazed window. radiator. built in wardrobes.

Bathroom

6' 9" x 5' 6"

A fitted suite comprising of a paneled bath with mixer taps. concealed push button W.C with vanity unit wash hand basin. radiator. tiled flooring and walls. frosted double glazed window.

Second Floor Landing

Access to all rooms.

Bedroom Three

9' 9" x 11' 4"

North aspect via double glazed window. radiator.

Bedroom Four

12' 4" x 7' 9"

South aspect via double glazed window. radiator. built in eaves storage cupboard.



Shower Room

7' 2" x 8' 2"

A fitted suite comprises of a step in shower cubicle. vanity unit wash hand basin with storage below. low level flush W.C. Velux window.

Outside

Private Front Garden

South aspect patio are providing space for table and chairs.

Garage & Parking

Twin opening doors. parking in front of garage.

Required Information

Tenure: Share Of Freehold

Annual service charge: £585 Per Annum

Annual ground rent: Not applicable

Ground rent review period: Not Applicable

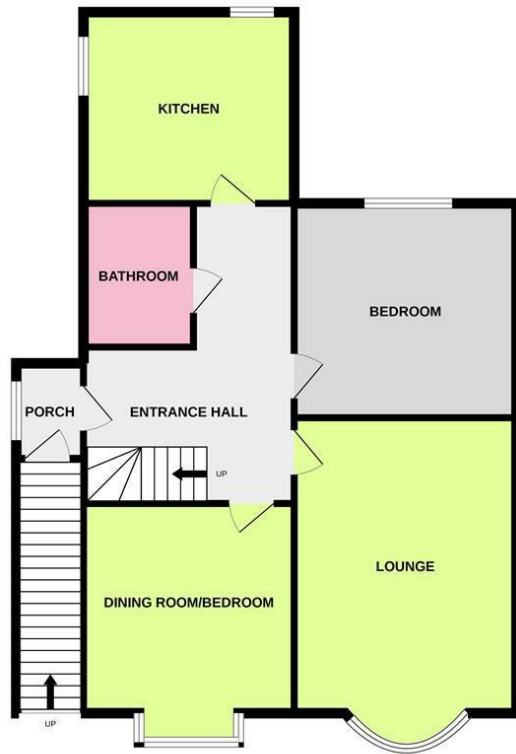
Council tax band: B

Draft version: 1

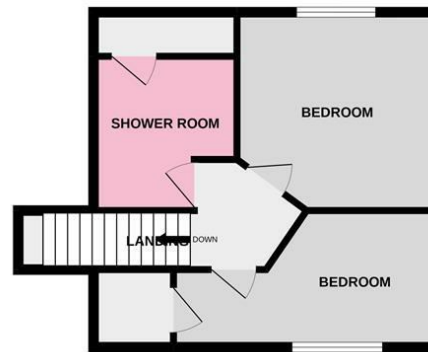
Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



GROUND FLOOR



1ST 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 is given 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	70	73
(55-68) D		
(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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