



18 Carlyle House, Worthing, BN14 7BS  
Guide Price £160,000



A one bedroom purpose built flat situated within the catchment area of Broadwater and just a very short distance to Central Worthing mainline station. The accommodation consists of a communal hallway, entrance hall, lounge, kitchen, bedroom, shower room/w.c and residents parking.

- One Bedroom Flat
- Broadwater Catchment
- Close To Station
- Double Glazed Windows
- South Aspect Rooms
- Security Entryphone
- Residents Parking
- No Onward Chain



### Communal Hallway

Accessed via glazed communal doors with security entryphone system. Stairs to first floor landing. Private door to flat.

### Entrance Hall

2.24m x 1.93m (7'4 x 6'4)

Built in storage cupboard. Coved and textured ceiling. Doors to lounge, bedroom and shower room.

### Lounge

3.89m x 3.07m (12'9 x 10'1)

South aspect via double glazed windows with fitted blind. Wood effect vinyl flooring. Coved and textured ceiling. Opening to kitchen.

### Kitchen

2.16m x 2.06m (7'1 x 6'9)

Fitted suite comprising of a single drainer sink unit with mixer tap and having storage

cupboard and integrated slimline dishwasher below. Roll to work surfaces with additional cupboards and drawers below. Matching shelved wall units. Four ring hob with extractor hood over and fitted oven and grill below. Integrated fridge and freezer. Wood effect vinyl flooring. Coved and textured ceiling.

### Bedroom

3.86m x 3.12m (12'8 x 10'3)

South aspect via a double glazed window with fitted blind. Built in wardrobes. Wood effect vinyl flooring. Coved and textured ceiling.

### Shower Room/W.C

2.16m x 1.68m (7'1 x 5'6)

Step in shower cubicle with shower unit and tiled surround. Wash hand basin with mixer tap and storage cupboard below. Push button w.c. Extractor fan. Coved and textured ceiling.

### Resident Parking

Residents parking spaces within the development grounds.

### Lease & Maintenance

Lease: 99 years from 2007

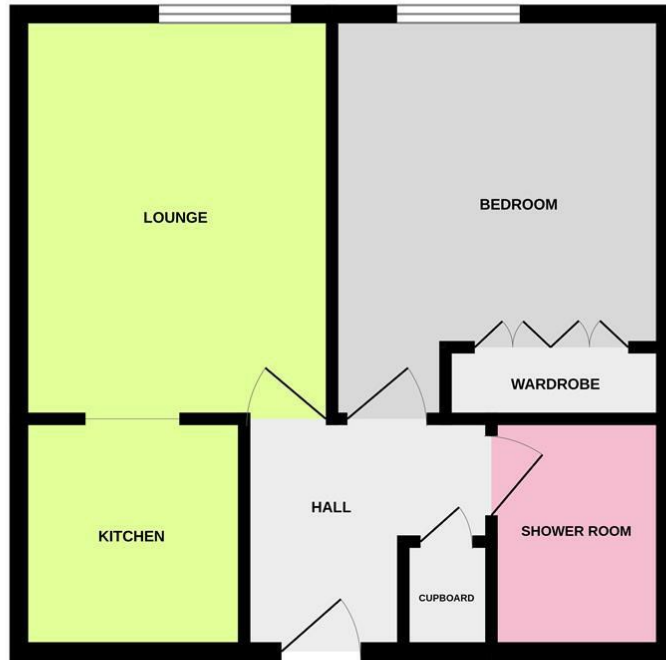
Ground Rent: £200 per annum for 2022

Maintenance: £1101.17 for 2022

### Council Tax

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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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