



48 Bakers Court, Worthing, BN13 2JY  
Guide Price £115,000





A two bedroom warden assisted purpose built flat located within the catchment area of Salvington and close to local shops, bus service and amenities. The accommodation consists of a communal entrance, reception hall, lounge/dining room, kitchen, two bedrooms, shower room/w.c, communal facilities and communal gardens.

- Second Floor Retirement Flat
- Two Bedrooms
- West and South Aspect Rooms
- Security Entryphone System
- Passenger Lift
- Double Glazed Windows
- Modern Kitchen & Bathroom
- No Onward Chain







### Communal Hallway

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

### Reception Hall

6.63m x 0.91m (21'9 x 3'0)

Built in linen cupboard. Coved and textured ceiling. Doors to all rooms except kitchen.

### Lounge

5.41m x 2.92m (17'9 x 9'7)

West aspect via double glazed windows overlooking the neighbouring sports field and the developments communal grounds. Coved and textured ceiling.

### Kitchen

2.44m x 1.73m (8'0 x 5'8)

Re-fitted suite comprising of a single drainer sink unit with mixer taps and having storage cupboard and space for washing machine below. Areas of roll top work surfaces offering additional cupboards and drawers

under. Matching shelved wall units. Inset four ring halogen hob with extractor hood over. Fitted oven and grill. Part tiled walls. Wood effect vinyl flooring. Textured ceiling. South aspect double glazed window overlooking the neighbouring sports field.

### Bedroom One

4.47m x 2.64m (14'8 x 8'8)

South aspect double glazed window overlooking the neighbouring sports field. Built in double wardrobe. Warden pull cord. Textured ceiling.

### Bedroom Two

4.47m x 1.98m (14'8 x 6'6)

South aspect double glazed window overlooking the neighbouring sports field. Built in wardrobe. Warden pull cord. Textured ceiling.

### Shower Room/W.C

1.91m x 1.42m (6'3 x 4'8)

Re-fitted suite comprising of a step in shower cubicle with shower unit and pull down seat. Pedestal wash

hand basin. Push button w.c. Extractor fan. Wall mounted electric heater. Warden pull cord. Textured ceiling.

### Communal Facilities

The development offers a communal lounge, kitchen and guest suite. NB: Please note that whilst the block offers various allocated parking spaces, one is not allocated to this apartment. There is a waiting list one can join to have a space allocated as and when one becomes available.

### Communal Grounds

Well kept and attractive communal gardens with patio and seating areas.

### Lease & Maintenance

Lease: 99 years from 25 December 1985 (59 years unexpired)

Ground Rent: tbc

Maintenance: tbc

### Council Tax

Council Tax Band B







SECOND 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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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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