



25 Lavington Road, Worthing, BN14 7SL

Price £195,000

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Delightful converted one bedroom first floor apartment located in highly sought after Lavington Road. Occupying the whole of the first floor, being just one of two apartments in this converted semi-detached house. The accommodation is bright and light and briefly comprises: entrance hall, lounge, modern fitted kitchen, double bedroom and modern fitted bathroom with separate Wc. Benefits include modern electric heating and double glazing. Externally there is a attractive walled private garden to the front of the property.

- Highly Sought After Area
- Converted Apartment
- Lounge
- Modern Kitchen
- Double Bedroom
- Modern Bathroom
- Private Front Garden
- First Floor







Front door opening to;

### Communal Lobby

Private front door with stairs leading to:

### First Floor Landing

Double glazed window with blind. Panel heater. Shelved linen cupboard with lagged hot water tank with immersion. Access to loft space via drop down ladder.

### Lounge

3.78m x 3.51m (12'5 x 11'6 )

Double glazed window with blind. Panel heater.

### Modern Kitchen

2.82m x 1.91m (9'3 x 6'3 )

Part tiled walls in attractive ceramics. Modern fitted kitchen comprising of work surfaces with one and half bowl single drainer sink unit. Range

of base units having cupboards and drawers. Matching eye level wall units. Fitted oven. Electric hob with chimney style extractor above. Space and plumbing for washing machine. Space for tall fridge/freezer. Double glazed window with blind. Panel heater.

### Bedroom One

3.58m x 3.51m (11'9 x 11'6 )

Double glazed window with blind. Panel heater.

### Modern Bathroom

Half tiled in attractive ceramics. Modern white suite comprising panelled bath with electric shower and glazed shower screen. Vanity unit with wash hand basin. Vertical heated towel rail/radiator. Double glazed window.

### Separate Wc

Low level wc. Double glazed window. Panel heater.

### Walled Private Front Garden

Attractive front garden being laid to lawn with mature flower borders.

### Required Information

Length of lease: 994 years remaining

Annual service charge: £1327.50

Service charge review period: tbc

Annual ground rent: £150

Ground rent review period: tbc

Council tax band: A

Draft version: 1

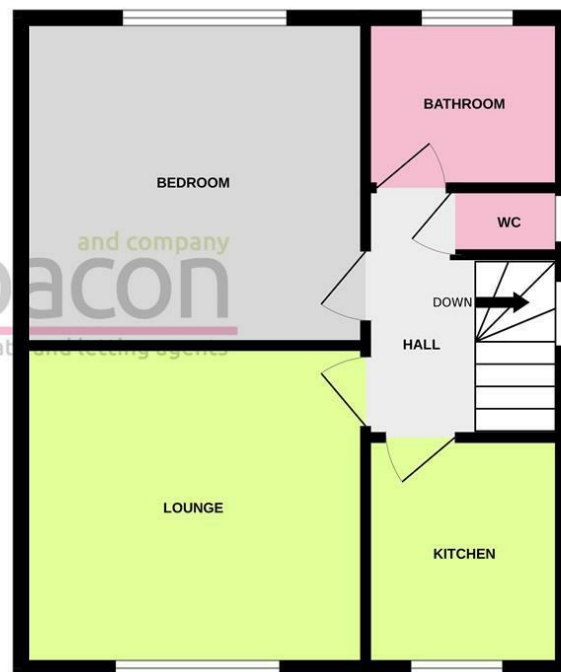
Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.





GROUND FLOOR

FIRST 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>		77
(55-68) <b>D</b>	46	
(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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