



Castle Road, Worthing, BN13 1SN  
Guide Price £230,000

and company  
**bacon**  
Estate and letting agents





We are delighted to offer this well presented two double bedroom ground floor apartment with the added benefit of no on-going chain!

In brief the property comprises of two spacious double bedrooms, a bay fronted lounge / diner, modern fitted kitchen with space for appliances & a modern bathroom.

Externally there are communal grounds for the summer evenings in the sun & a garage with an up & over door.

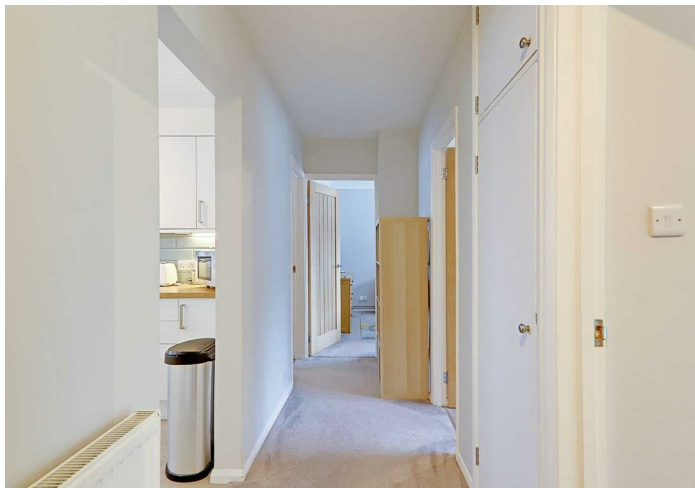
Call now to avoid disappointment!

- Ground Floor Apartment
- Two Bedrooms
- Modern Fitted Kitchen & Bathroom
- Spacious Bay Fronted Lounge
- Garage In Compound
- No On-Going Chain
- Long Lease
- Private Rear Doors To Communal Grounds









### Hallway

5.44m x 0.91m (17'10 x 3)

Private front door, carpeted floor, fitted storage cupboard.

### Bay Fronted Lounge

4.19m x 3.94m (13'9 x 12'11)

Carpeted floor, single radiator, double glazed bay window, various power points, television point.

### Master Bedroom

3.86m x 3.33m (12'8 x 10'11)

Carpeted floor, single radiator, double glazed window.

### Bedroom Two

2.44m x 2.41m (8 x 7'11)

Carpeted floor, single radiator, double glazed doors leading to communal grounds.

### Modern Fitted Kitchen

3.58m x 2.84m (11'9 x 9'4)

Vinyl flooring, laminate work surfaces with cupboards below & matching eye level cupboards, space for fridge freezer, fitted oven with extractor fan above, inset stainless steel single drainer sink unit with mixer tap, double glazed window, tiled splashback.

### Family Bathroom

2.64m x 2.62m (8'8 x 8'7)

Tiled floor, two double glazed obscured glass windows, heated towel rail, panel enclosed bath with shower attachment over, low flush WC, hand wash basin with mixer tap, fitted storage cupboard.

### Externally

### Communal Grounds

Mainly laid to lawn, garage compound & parking spaces.

### Garage In Compound

Having an up & over door.

### Council Tax

Band B

### Lease Information

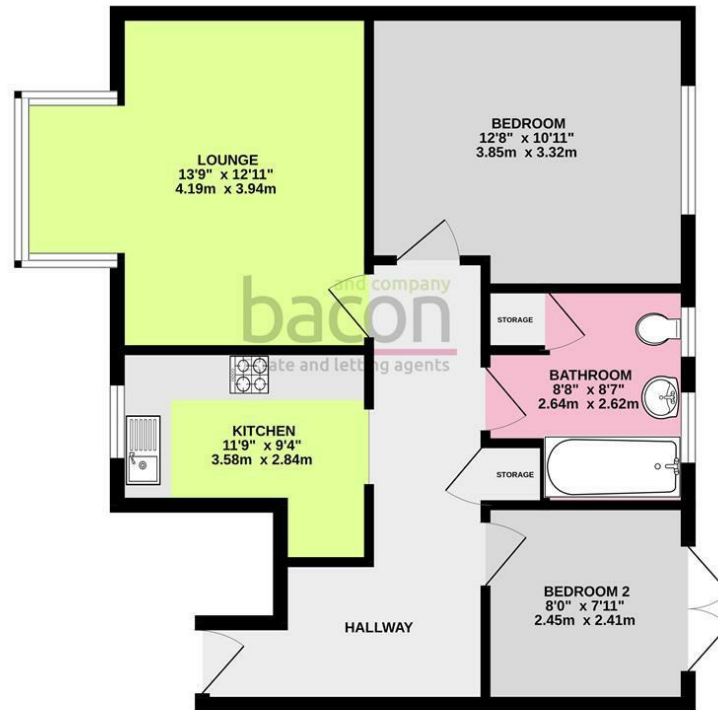
Lease: 955 Years

Maintenance: TBC

Ground Rent: TBC



# 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.  
Made with Metropix i2025.

and company  
**bacon**  
Estate and letting agents

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>		
(55-68) <b>D</b>	67	76
(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.



baconandco.co.uk

1-3 Broadwater Street West, Broadwater, Worthing, West Sussex, BN14 9BT

01903 524000

broadwater@baconandco.co.uk