



22 Warwick Road, Worthing, BN11 3ER
Guide Price £175,000

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A first floor, double bedroom, converted flat for sale with no onward chain. Briefly the accommodation comprises: living room, bedroom, kitchen and bathroom/wc. Externally there is a communal courtyard for residents. The property is conveniently position within close proximity to popular Worthing town centre, seafront, local transport including popular bus routes and Worthing mainline railway station, cafes, bars and restaurants. 125 year lease upon completion.

- CHAIN FREE
- Central Worthing
- Double Bedroom
- Kitchen
- Bathroom/wc
- Bay Fronted Lounge
- Close to local shops, cafes and ammenties
- 150 yards from Worthing Beach





Communal Entrance/Hallways

Secure door with stairs to first floor. Private door to:

Lounge

4.67m x 3.76m (15'4 x 12'4)

Bay fronted with single glazed sash windows. Two electric heaters. Telephone entry system. Picture rail. Tall skirting board. Door to:

Inner Hall

Picture rail. Door to Kitchen and Bedroom.

Bedroom

3.58m x 2.57m (11'9 x 8'5)

Single glazed sash window with double glazed window above. Tall skirting board. Electric heater. Built in storage cupboard with shelving and housing electrical consumer unit.



Kitchen

3.43m max x 2.36m (11'3 max x 7'9)

Roll edge worksurface having inset single drainer stainless steel sink with draining board. Four ring fitted electrical hob with extractor fan over. Fitted oven. Space for undercounter fridge and freezer. Matching range of cupboards, drawers and eyelevel wall units. Double glazed window. Door to communal hallway. Skylight.

Inner Hall

Space and plumbing for washing machine. Single glazed sash window. Recessed cupboard housing hot water tank.

Bathroom/wc

Panelled bath with tiled surround. Close couple wc. Pedestal wash hand basin. Glazed window.

Outside

Communal Courtyard

Hardstanding. Accessed via communal hallway.

Lease Terms & Council Tax Band

Tenure: Leasehold

Length of lease: 125 years upon completion

Annual service charge: £1,141.95 per annum

Service charge review period: TBC

Annual ground rent: Peppercorn

Ground rent review period:

Council tax band: 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.

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	
(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.



baconandco.co.uk

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

01903 524000

broadwater@baconandco.co.uk