



Flat 1 Beverley Court, Bath Road, Worthing, BN11 3PF

Price £225,000



A spacious GROUND FLOOR apartment with SOUTH FACING SUN TERRACE and PRIVATE ENTRANCE. Conveniently located in Bath Road near to the seafront promenade, local shops and transport links. The accommodation briefly comprises, private entrance and a communal entrance, hallway with storage, 17ft South facing living room, kitchen/dining room, double bedroom with built in wardrobes and shower room/Wc. This apartment benefits from double glazing, the remainder of a 999 year lease and a share of the freehold.

- Ground Floor Apartment
- Double Bedroom
- South Facing Sun Terrace
- 17ft Living Room
- Remainder of 999 Year Lease
- Favoured West Worthing
- Close to Seafront
- Modern Shower Room





## Ground Floor

With a communal and private entrance.

### Private Entrance

Opening to the living room and accessed from the West side of the development.

### Communal Entrance

Opening to hall.

### Hall

Cloaks cupboard. Further cupboard housing hot water heater.

### Living Room

5.44 x 3.66 (17'10" x 12')

Dual aspect double glazed windows to South and West aspect. Double glazed door to side providing a private entrance. Wall mounted electric heater. Electric fire with wooden surround. Two wall light points.

### Kitchen / Dining Room

4.37 x 2.46 (14'4" x 8'1")

Range of work surfaces with cupboards and drawers fitted under. Inset sink drainer unit. Space for cooker washing, machine, tumble dryer and fridge freezer. Matching wall cupboards. Built-in shelved larger cupboard. Built in utility cupboard. Part tiled walls. Wall mounted heater. Double glazed window to South aspect.

### Double Bedroom

3.96m x 3.35m (13" x 11")

Dual aspect double glazed windows to North and West aspects. Wall mounted electric heater. Built in wardrobes with sliding doors.

### Shower Room/Wc

2.55 x 1.71 (8'4" x 5'7")

Suite comprising walk in shower with glass screen, vanity sink with cupboards under and low

level flush WC. Double glazed obscure glass window. Part tiled walls. Chrome towel radiator. Wall mounted heater and diplex heater. Tiled floor.

### Required Information

Leasehold with a share of Freehold

Length of lease: Approximately 940 years remaining

Annual service charge: £1344 Includes window cleaning

Annual ground rent: £0

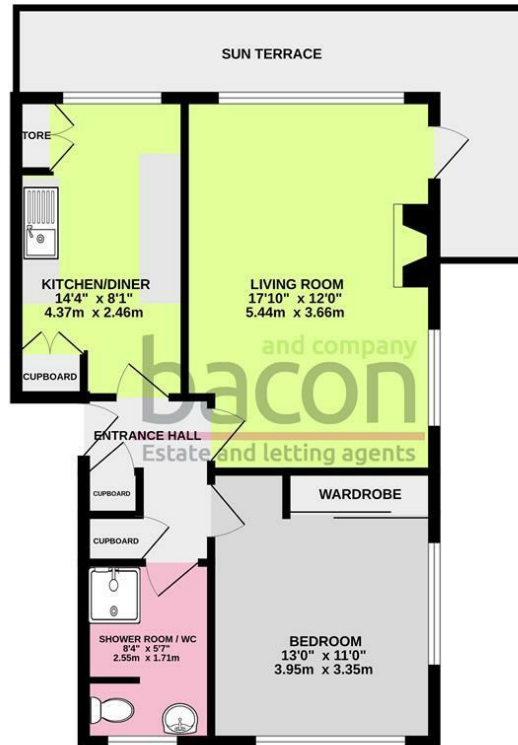
Council tax band: B

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



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>		<b>70</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>41</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



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