



Flat 4 11 Oxford Road, Worthing, BN11 1XG  
Asking Price £185,000

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Recently refurbished one bedroom first floor flat with an allocated parking space in Central Worthing in close proximity to local shops, bus routes, train station and seafront. Briefly the accommodation comprises entrance hall, lounge with bay window, double bedroom, kitchen and bathroom/wc. The property benefits from an allocated parking space located to the rear of the building. Other benefits include, new double glazed windows throughout, new flooring and new kitchen.

- First Floor
- Double Bedroom
- Allocated Parking Space
- Bay Fronted Lounge
- Refurbished
- New Double Glazing
- Central Worthing
- Close to Railway Station



### Communal Entrance

With security entryphone and staircase rising to the first floor.

### Entrance Hall

Newly laid flooring. Pendant light. Access to;

### Lounge

4.93 x 4.65 (16'2" x 15'3")

Sash bay windows to East aspect. Newly laid carpet. Levelled ceiling with detailed cornice. Pendant light.

### Kitchen

2.72 x 2.44 (8'11" x 8'0")

Solid wood work tops with cupboards under and above. Fitted butler sink. Undercounter space for washing machine. Fitted electric hob with oven under. Two sash windows. Part tiled walls.

### Double Bedroom

3.61 x 3.43 (11'10" x 11'3")

West facing double bedroom. Bay sash windows. Feature fireplace. Fitted double cupboard. Pendant light. Newly fitted carpet.

### Bathroom

2.36 x 1.24 (7'9" x 4'1")

Suite comprising panelled bath. Electric shower on riser rail. Glass shower screen. Pedestal wash hand basin and low level flush Wc. Part tiled walls. Spotlights.

### Allocated Parking Space

Located to the rear of the block.

### Required Information.

Length of lease: 96 years

Annual service charge: £2412.00 per annum

Annual ground rent: £50 per annum

Council tax band: Band A

Draft version: 1

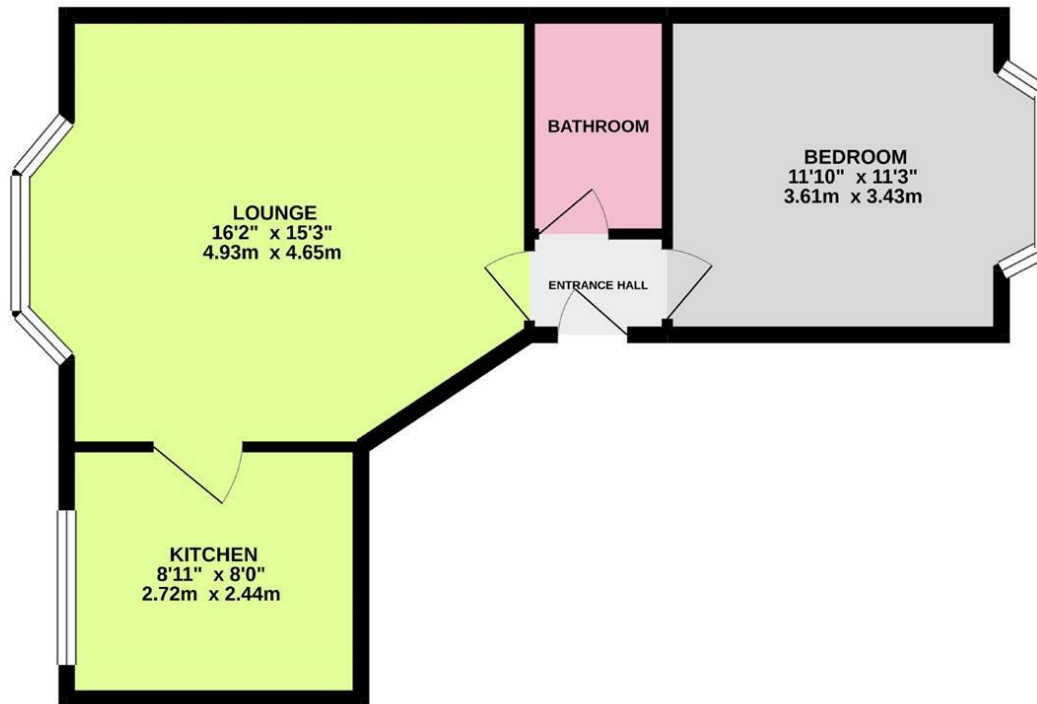
Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.

### PLEASE NOTE

The lease term currently stated in the property details reflects the information held on the Land Registry and applied to when the property was leasehold. However, the seller advises that the lease may have been extended following their purchase of a share of the freehold in 2012. Any prospective purchaser is strongly advised to instruct their conveyancer to verify the exact lease details and term as part of their due diligence.



## 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 |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>81</b> |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</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



baconandco.co.uk

72 Goring Road, Goring-by-sea, Worthing, West Sussex, BN12 4AB

01903 520002

goring@baconandco.co.uk

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