



102/104 Upper Brighton Road, Worthing, BN14 9HR
Guide Price £490,000

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Estate and letting agents



A rare opportunity to buy two freehold flats (ground and first floor) together with split titles and could suit a family with a dependant relative or possibly home and income. Both flats are good sized and each have a lounge, kitchen, two double bedrooms and bathrooms/w.c. There is a private rear garden, open plan front garden and a garage in compound close by. ****Viewing is highly recommended****

- Ground & First Floor Freehold Flats Sold as One
- Possible Home & Income
- Split Title
- Four Beds, Two Kitchens, Two Lounges
- Two Bathrooms/WC
- Garage & Private Gardens
- Viewing Recommended
- Popular Broadwater Location





Ground Floor Flat

Private Entrance

Part glazed door to:

Entrance Hall

Shelved storage cupboard, radiator.

Lounge

4.32m x 3.81m (14'2 x 12'6)

Radiator, double glazed window to front.

Kitchen/Breakfast Room

3.81m x 3.05m (12'6 x 10'0)

Range of worktop surfaces with cupboards and drawers under incorporating a single drainer sink unit, space for cooker, fridge /freezer, table and chairs. Matching wall cupboards and part tiled walls. Sliding patio doors to and overlooking the rear garden.

Bedroom One

4.27m x 3.81m (14'0 x 12'6)

Radiator, double glazed window .

Bedroom Two

3.20m x 2.92m (10'6 x 9'7)

Radiator, double glazed window.

Bathroom/WC

Comprising panelled bath with shower over, pedestal wash hand basin, low level flush WC, fully tiled walls, double glazed window.

First Floor Flat

Private Entrance

Part glazed door to:

Entrance Hall

Staircase to:

First Floor Hallway

Radiator, airing cupboard, access to loft space.

Lounge

4.47m x 3.86m (14'8 x 12'8)

Radiator, double glazed window,.

Kitchen/Breakfast Room

3.84m x 3.10m (12'7 x 10'2)

Range of worktop surfaces with cupboards and drawers under incorporating a single drainer sink unit, range of matching wall cupboards and part tiled walls, space for washing machine, cooker table and chairs. wall mounted wash hand basin, double glazed window to side and rear, radiator, meter cupboard.

Bedroom One

5.21m x 3.81m (17'1 x 12'6)

Range of fitted wardrobes to one wall, radiator, double glazed window to rear.

Bedroom Two

3.84m x 2.44m (12'7 x 8'0)

Double glazed window, radiator.

Bathroom

Comprising panelled bath with shower over, pedestal wash hand basin, fully tiled walls.

Separate WC

Low level flush WC, part tiled walls, double glazed window.

Private Garden

This belongs to the ground floor flat.

Enclosed and of SOUTHERLY aspect mainly laid to lawn with raised patio area.


Front Garden

Garage

Belongs to the ground floor flat in nearby compound.

Council Tax

Both flats are B

| Energy Efficiency Rating | | |
|--|----------------------------|---|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 74 | 79 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| 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



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