



38 Shakespeare Road, Worthing, BN11 4AS

Prices From £165,000

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A one bedroom converted ground floor flat located in the popular poets district in Worthing. The accommodation consists of a communal hall with front door opening to lounge with feature sash windows, dual aspect kitchen, bedroom, lobby, bathroom/wc, communal grounds and allocated parking space.

Benefits included the home having gas central heating, low maintenance outgoings with the block having a right to manage. NO ONWARD CHAIN and an EXTENDED LEASE UPON COMPLETION. Ideal first time buy.

- Ground Floor
- One Bedroom
- Allocated Parking Space
- Poets District
- Gas Central Heating
- Feature Sash Windows
- Low outgoings
- Extended Lease Upon Completion





Ground Floor

Communal front door to;

Communal Entrance

Private front door opening to

Living Room

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

Feature sash windows to South aspect. Door to kitchen and bedroom. Wood effect floor.

Recessed shelving and cupboards.

Kitchen

3.24 x 1.84 (10'7" x 6'0")

Windows to front and rear. Work surface with cupboards and drawers fitted under. Inset one and half bowl sink unit. Fitted electric hob with oven under and extractor above. Space for two under counter appliances. Part tiled walls.

Radiator. Varnished exposed floorboards.

Bedroom

3.64 x 2.70 (11'11" x 8'10")

Dual aspect sash windows. Radiator. Wood effect floor. Opening to inner lobby.

Inner Lobby

1.79 x 1.23 (5'10" x 4'0")

Sash window. Wood effect floor. Door to bathroom/Wc.

Bathroom/Wc

2.27 x 1.80 (7'5" x 5'10")

Suite comprising feature claw foot roll top bath with telephone style mixer tap., pedestal wash hand basin and low level flush Wc. Cupboard housing wall mounted boiler. Dual aspect sash windows. Radiator. Extractor fan. Part tiled walls. Wood effect floor.

Allocated Parking Space

Located at the rear of the property.

Required Information

Leasehold property with the right to manage

Length of lease: Extended Lease Upon Completion

Annual service charge: £1200

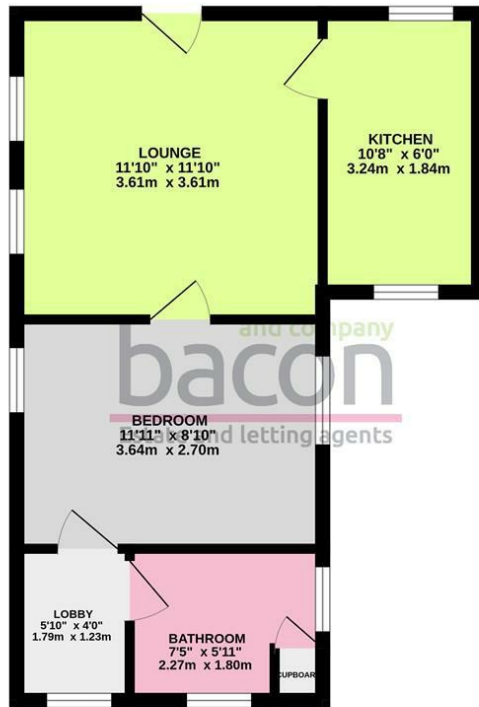
Annual ground rent: TBC

Council tax 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.

GROUND FLOOR
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA: 355 sq.ft. (33.0 sq.m.) approx.
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	64	76
(39-54) E		
(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



baconandco.co.uk

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

01903 520002

goring@baconandco.co.uk

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