



33 Meadway court, Worthing, BN13 1PW  
Asking Price £240,000

and company  
**bacon**  
Estate and letting agents



Spacious top floor flat conveniently located close to local shops, schools and public transport. The accommodation comprises of kitchen with additional breakfast room, south aspect lounge, two double bedrooms and separate bathroom. In addition externally the property also comes with a garage and off road unallocated parking for residents.

- Two Spacious Double Bedrooms
- Top Floor Flat
- Residents Parking
- Garage
- Well Presented Throughout
- Close To Local Shops & Amenities
- Remainder Of A 999 Year Lease
- Re-Fitted Kitchen





### Communal Entrance

Accessed via a security entry phone system. Stairs rising to the second floor landing.

### Private front door leading to;

#### Entrance hall

Access to private loft space.

#### Kitchen

3.18 x 2.65 (10'5" x 8'8")

Range of matching base and wall units. Wood effect worktop. 1.5 bowl sink drainer unit with mixer tap above. Double glazed window. Integrated oven. Electric hob with extractor fan above. Space for under counter white goods. Cupboard housing boiler.

#### Breakfast Room

3.83 x 1.94 (12'6" x 6'4")

Double glazed window. Built in storage cupboard. Power and light.

### Lounge

4.90 x 3.65 (16'0" x 11'11")

Large south aspect via double glazed window. Radiator. White wood panelled door. Carpet. Pendant Light.

### Bedroom One

3.75 x 3.66 (12'3" x 12'0")

Spacious Double bedroom. South aspect double glazed window. White wood panelled door. Space for freestanding wardrobes. Radiator. Pendant light. Picture rail.

### Bedroom Two

3.66 x 3.18 (12'0" x 10'5")

Double bedroom. Radiator. Carpet. Picture Rail. Double glazed window. Pendant light. White wood panel door.

### Bathroom

2.48 x 2.14 (8'1" x 7'0")

Part tiled walls. Bath with shower mixer tap on riser rail above. Double glazed window. Low-level flush wc. Pedestal wash hand basin. Heated towel rail.

### Outside and general

Well maintained communal gardens with a variety of parking available.

### Garage

Up and over door.

### Required Information

Length of lease: Remainder of a 999

Annual service charge: £1,835

Annual ground rent: £75

Council tax band:

Draft version: 1

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



SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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		67	76
(39-54) E			
(21-38) F			
(1-20) G			
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 confirm their condition or working order.

