



Flat 1 Christchurch House 32- 34 Christchurch  
Guide Price £180,000





A one bedroom ground floor flat situated within Worthing town centre and just a short distance walk to the shops, bars, restaurants, theatres and seafront promenade. The accommodation consists of a communal entrance, reception hall, lounge, kitchen, bedroom, bathroom/w.c and an allocated parking space. \*\* Ideal location for commuters using Central Worthing station \*\*

- Ground Floor Flat
- Central Location
- One Double Bedroom
- Double Glazed Windows
- Gas Central Heating
- Allocated Parking Space
- Re-Decorated / Re-Carpeted
- No Onward Chain





### Communal Hallway

Communal front door with security entryphone system. Private door to flat.

### Reception Hall

2.72m x 0.89m (8'11 x 2'11)

Entryphone. Wood effect flooring, Built in storage cupboard. Levelled and coved ceiling.

### Lounge

4.65m into bay x 3.43m (15'3 into bay x 11'3)

South aspect via a double glazed bay window with fitted blinds. Radiator. Levelled and coved ceiling.

### Kitchen

2.82m x 1.75m (9'3 x 5'9)

Fitted suite comprising of a one and a half bowl single drainer sink unit having mixer taps with storage cupboard and space for washing

machine below. Areas of work surfaces offering additional cupboards and drawers under. Matching shelved wall units. Four ring hob with extractor hood over and fitted oven and grill below. Space for upright fridge/freezer and additional appliance. Part tiled walls. Wall mounted central heating boiler. Wood effect vinyl flooring. Radiator. Coved and textured ceiling. South aspect double glazed window.

### Bedroom

3.68m x 2.59m (12'1 x 8'6)

West aspect via two double glazed windows. Radiator. Levelled and coved ceiling.

### Bathroom/W.C

2.69m x 1.65m (8'10 x 5'5)

Fitted suite comprising of a panelled bath with mixer taps and having shower unit and shower

screen over. Pedestal wash hand basin with mixer taps. Push button w.c. Chrome ladder design radiator. Tile effect flooring. Coved and textured ceiling. Obscure glass double glazed window.

### Allocated Parking

Allocated parking space on the development grounds and siding the flat. Accessed via Wenban Road.

### Communal Grounds

Communal grounds and gardens to front.

### Lease & Maintenance

Lease: 117 years remaining

Ground Rent: £150 per annum

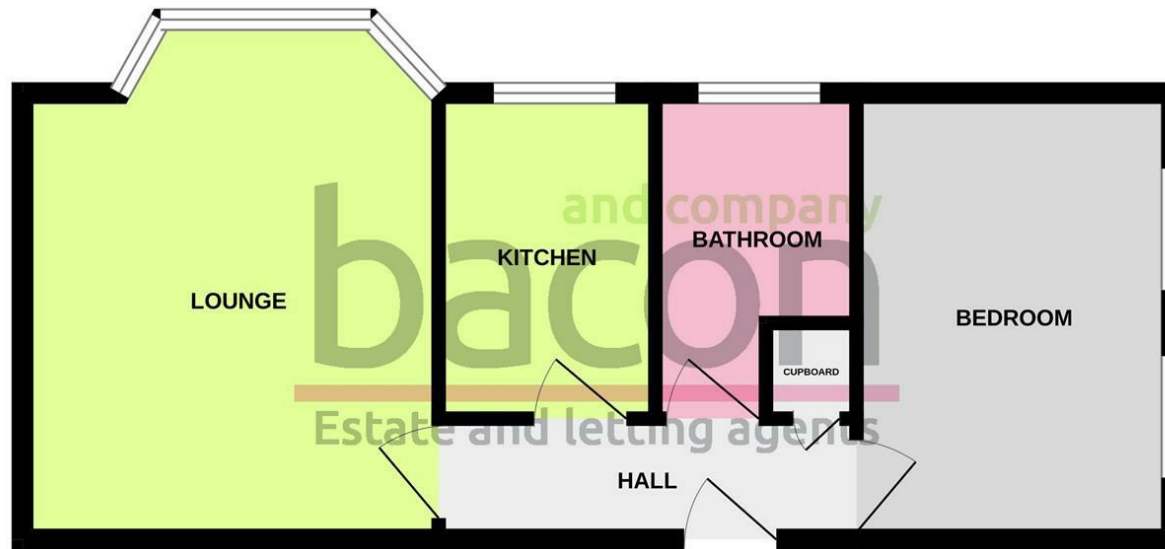
Maintenance: £2522.08 per annum (including a contribution to a reserve fund).

### Council Tax

Council Tax Band A



## 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>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 67                      | 75        |
| (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



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