

and company bacon
Estate and letting agents

Flat 6, 27 Shakespeare Road, Worthing - BN11 4AS

Guide Price £190,000







Flat 6

27 Shakespeare Road, Worthing

A well presented and modern first floor, one double bedroom flat benefitting from an allocated parking space and 170 year lease located in the sought after Poets district of Central Worthing. The accommodation briefly comprises: entrance hall, living/dining room, kitchen, bedroom and bathroom/wc. Externally there is one allocated off road parking space. The property is located close to Worthing Town Centre, shops, amenities and local transport routes including bus services and Worthing Mainline Railway Station.

Council Tax band: A

Tenure: Leasehold

- Popular Poets District Location
- First Floor Flat
- One Double Bedroom
- Long Lease
- Modern Kitchen & Bathroom/wc
- Allocated Parking Space

Communal Entrance
Secure door with stairs to first floor. Private door to:

Entrance Hall
Electric radiator. Dado rail.

Living Room
15′ 4″ x 14′ 3″ (4.67m x 4.34m)
Dual aspect. Two double glazed windows to front and side. Two electric radiators. Dado rail. High level skirting board.

Kitchen
10′ 4″ x 7′ 0″ (3.15m x 2.13m)
Roll edge worksurface having inset one and a half bowl stainless steel sink with mixer tap and draining board. Four ring 'Beko' hob with extractor cooker hood over. Fitted oven. Space for undercounter fridge/freezer. Integrated washing machine. Matching range of gloss white handle less cupboards, drawers and eye level wall units. Tiled splashback. Double glazed window. High level skirting board.

Double Bedroom
14′ 4″ x 14′ 3″ (4.37m x 4.34m)
Dual aspect. Two double glazed windows. Two electric radiators. Dado rail. High level skirting board.

Bathroom/wc
White suite comprising panelled bath with glazed shower screen, mixer tap and shower attachment over. Vanity unit having wash hand basin, mixer tap and cupboards below. Close coupled wc. Fully tiled walls. Double glazed window. Extractor fan. Electric towel radiator.



Allocated parking

1 Parking Space

One allocated parking space to front of the building having access directly onto Shakespeare Road. Hardstanding.

Leasehold Information

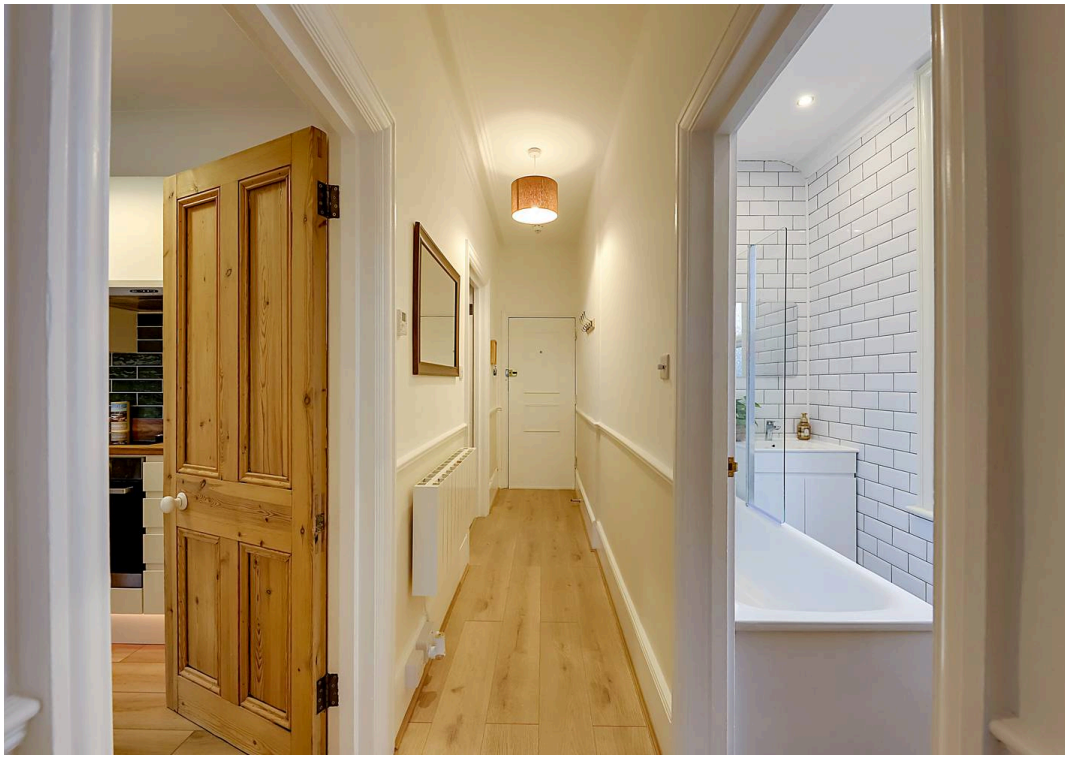
Lease Remaining: 170 years

Service Charge: £1,200 per annum

Ground Rent: Zero



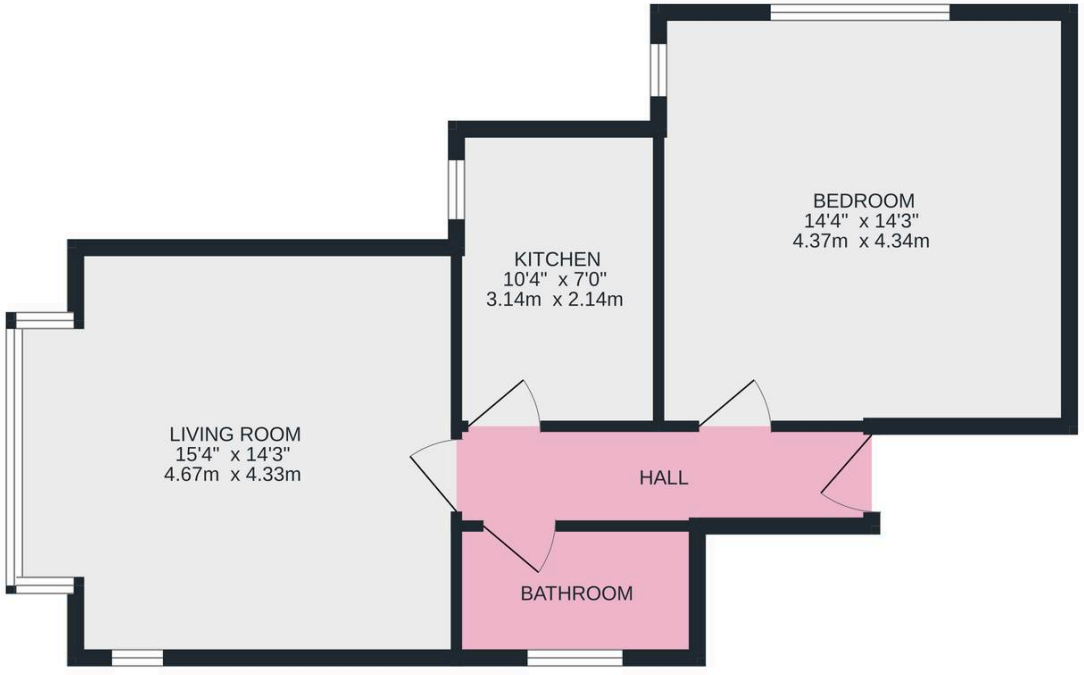








FIRST FLOOR
581 sq.ft. (54.0 sq.m.) approx.



TOTAL FLOOR AREA : 581 sq.ft. (54.0 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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Bacon and Company

Bacon and Company, 72 Goring Road, Goring-By-Sea - BN12 4AB

01903520002

goring@baconandco.co.uk

www.baconandco.co.uk

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