



37 Wigmore Road, Worthing, BN14 9HH
Guide Price £106,000

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Estate and letting agents



A two bedroom SHARED OWNERSHIP, ground floor flat benefiting from an allocated parking space. The property is being offered with a 50% SHARE with options to purchase a higher share. Briefly the accommodation comprises: entrance hall, lounge/kitchen, two bedrooms and bathroom/wc. Externally there is residents and visitors parking to the rear of the building and communal garden. The property is within close proximity to popular local bus routes, short drive East and West bound to the A27, shops, schools, parks and amenities. CHAIN FREE

- CHAIN FREE
- Ground Floor
- Two Bedrooms
- Affordable Shared Ownership
- Resident & Visitor Parking
- Bathroom/WC
- Lounge/Kitchen
- Double Glazing Throughout





Communal Entrance

Secure door with hallway leading to flat, private door to:

Entrance Hall

Radiator. Telephone entry system. Central heating thermostat.

Lounge/Kitchen

Double glazed window to front. Two Radiators. Roll edge work surface having inset 1 1/2 bowl stainless steel sink with mixer tap and draining board. Freestanding cooker. Space and plumbing for washing machine. Matching range of cupboard, drawers and eye level wall units. Tiled splash back. Space for fridge/freezer. Wall mounted 'Baxi' combination boiler supplying gas central heating and hot water.



Bedroom One

Double glazed window. Radiator.

Bedroom Two

Double glazed window with further secondary glazing. Radiator.

Bathroom/WC

Panelled bath with mixer tap and attachment forming overhead shower, glazed screen. Pedestal wash hand basin with mixer tap. Close coupled WC. Extractor fan. Ladder style towel radiator. Mirrored medicine cabinet.

Residents Parking

Allocated parking to rear. Space number 4.

Required Information.

Full Market Value: £230,000

Share: 50%, £115,000



Rent: £329.07

Service Charge: £166.93


Lease Length: 107 Years

Council tax band: Band B

Version: 1

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



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	78	80
(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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