



P Permit
holders
only
Mon - Sat
10 - 6pm
9 - 5pm
Except bank
holidays

3

Flat 2, 14 Westbourne Avenue, Worthing, BN14 8DF
£325,000

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A large three bedroom ground floor flat with a private south facing rear garden. Accommodation briefly comprises; communal entrance, entrance hall, kitchen, bay fronted lounge, three bedrooms and a bathroom/WC. Externally the home offers a private south facing rear garden. Benefits include gas fired central heating, double glazed windows and a long lease. Viewing is highly recommended.

- Ground Floor Apartment
- Three Bedrooms
- Private Rear Garden
- Gas Central Heating
- Walking Distance To Worthing Train Station
- Close To Local Amenities
- Long Lease
- PVCU Double Glazed Throughout



Communal Hallway

Entrance Hall

6.25m x 1.02m (20'06 x 3'04)

Accessed via a double glazed front door, radiator. Levelled Ceiling

Lounge

4.70m x 4.37m (15'5 x 14'4)

Double glazed bay fronted window with built in window seat. electric fire with wooden mantel. wall mounted radiator. Levelled ceiling.

Kitchen

3.99m x 3.38m (13'1 x 11'1)

Fitted kitchen units comprising of a one and a half bowl sink drainer unit with mixer tap and additional cupboards and drawers under. space for freestanding cooker and fridge freezer. Two double glazed windows. Levelled ceiling. Door leading into utility room.

Utility room

2.67m x 1.75m (8'9 x 5'9)

Double glazed window. Space for free standing washing machine and other appliances. Wall mounted boiler.

Bathroom

2.74m x 2.03m (9'0 x 6'8)

a fitted suite comprising of a paneled bath with mixer taps and a mains powered shower with attachments. Vanity unit hand wash basin with storage cupboards below. Low level flush W/C. Wall mounted towel rail. frosted double glazed window. Levelled ceiling.

Bedroom One

4.70m x 4.37m (15'5 x 14'4)

Double glazed bay fronted window. Wall mounted radiator. Fitted Wardrobes. Levelled ceiling.

Bedroom Two

3.91m x 3.35m (12'10 x 11'0)

South aspect via double glazed window. Radiator. Levelled ceiling.

Bedroom 3

2.74m x 2.26m (9'0 x 7'5)

South aspect via double glazed window. Radiator. Levelled ceiling.

Externally

Private Rear Garden

Private South aspect garden. Mainly laid to lawn with a patio area. Side access. Outside tap.

Lease & Maintenance

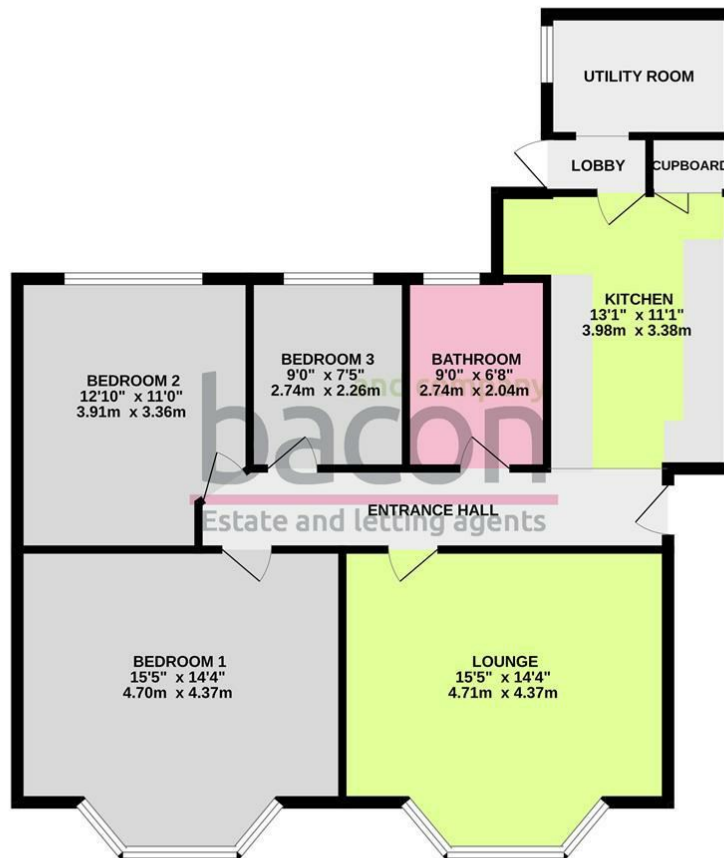
Lease: 147 years remaining

Maintenance:

Ground Rent:

Council Tax Band: B

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) A		
(81-91) B		
(69-80) C	70	73
(55-68) D		
(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



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