



82B Meadow Road, West Sussex, BN11 2SH  
Guide Price £120,000

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A ground floor studio flat having private entrance and just a short walk from the sea front in East Worthing. Briefly the accommodation comprises: private entrance, studio room, separate kitchen and recently refurbished bathroom/wc. Externally there is a well maintained communal garden. Further benefits include gas central heating and double glazing. Ideal for first time buyers or buy to let investors.

- CHAIN FREE
- Ground Floor
- Studio Flat
- Modern Kitchen
- Modern Bathroom
- Low Maintenance Outgoings
- Communal Garden
- Private Entrance
- Close to Seafront



Private entrance on the ground floor to:

### Entrance Hall

Double glazed UPVC door.

### Studio Room

5.05m x 3.68m (16'7 x 12'1)

Double glazed window overlooking communal gardens. Radiator. Cupboard housing electrical consumer unit.

### Kitchen

2.24m x 1.52m (7'4 x 5')

Roll edge work surface having inset single draining stainless steel sink with Swan neck mixer tap and draining board. Four ring gas hob. Fitted oven. Space and plumbing for washing machine. Space for under counter fridge freezer. Matching range of gloss white units.

Wall mounted 'ideal' Combi boiler supplying gas central heating and hot water. Dual aspect with two double glazed windows.

### Bathroom

1.65m x 1.52m (5'5 x 5')

White suite comprising panelled bath with mixer tap and separate shower hose. Vanity unit with wash hand basin, mixer tap and cupboard below. Close coupled WC. Mirror with LED lighting. Radiator. Double glazed window.

### Outside

### Communal Garden

Majority being laid to lawn with borders of mature bushes and communal hanging line.

### Required Information.

Length of lease: 91 years remaining

Annual service charge: £395.16 per annum  
Service charge review period: TBC by seller  
Annual ground rent: £10 per annum  
Ground rent review period: TBC by seller

Council tax band: Band A

Version: 1

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

### Agent Note

Under the estate agents act 1979 section 22 we advise that there is a connection on this property between the vendor and Bacon and Company Estate Agents.



GROUND FLOOR  
291 sq.ft. (27.0 sq.m.) approx.



TOTAL FLOOR AREA: 291 sq.ft. (27.0 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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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