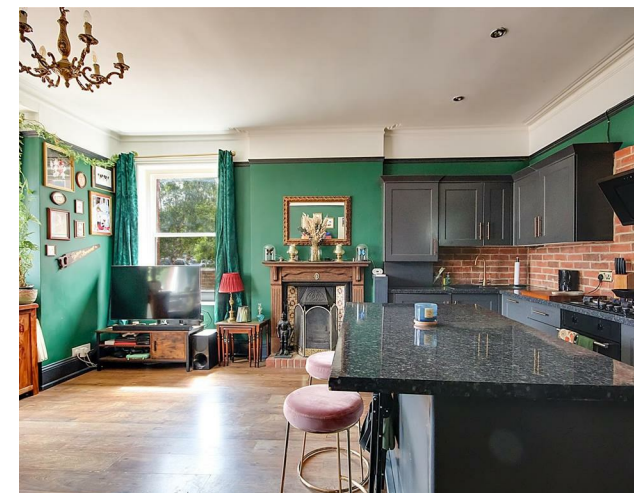




Flat 1, 67 Downview Road, Worthing, BN11 4QY
Guide Price £200,000

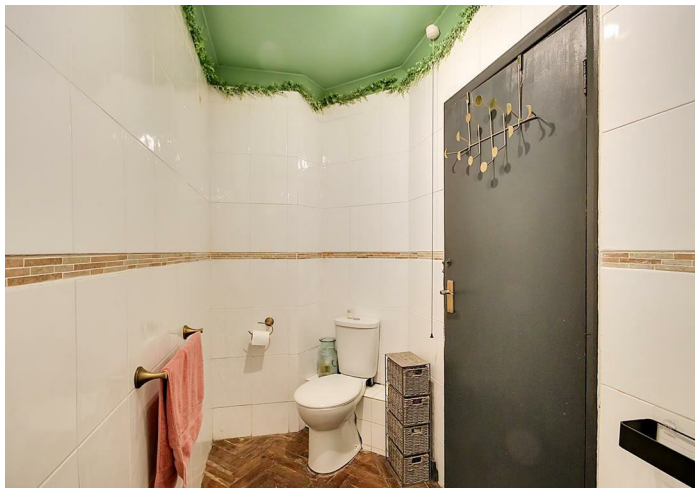
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A one bedroom and two reception room ground floor flat situated within the sought after catchment area of West Worthing, close to local shops, schools, amenities and West Worthing mainline railway station. The accommodation consists of a communal hall, open plan lounge and kitchen area, inner hall, double bedroom, office/occasional bedroom two, bathroom/w.c, communal grounds, allocated parking space.

- Ground Floor Flat
- Double Bedroom & Study
- Close To Mainline Station
- Allocated Parking Space
- Fitted Kitchen Area
- Fitted Bathroom
- Sash Windows
- Viewing Recommended





Shared Entrance

Communal Hallway

Private door to flat.

Open Plan Lounge/Kitchen

6.45m x 5.13m (21'2 x 16'10)

Lounge Area

Dual aspect via a South facing and two East facing sash windows. Feature open fireplace with raised brick hearth, tiled inset, wooden surround and mantle over. Radiator. Wood effect flooring. Central heating thermostat. Wall light point. Entryphone. Picture rail. Cornice and levelled ceiling with ceiling rose.

Kitchen Area

Fitted suite comprising of a single drainer sink unit having mixer taps and storage cupboard

below. Areas of roll top work surfaces offering additional cupboards and drawers under. Matching shelved wall units. Inset four ring hob with extractor hood over and fitted oven and grill below. Integrated slimline dishwasher. Wall mounted cupboard housing the homes central heating boiler. Matching island with breakfast bar area and integrated fridge and freezer. Picture rail. Cornice and levelled ceiling with spotlights.

Inner Hall

Wood effect flooring. Levelled and coved ceiling.

Bedroom

3.45m x 2.97m (11'4 x 9'9)

South aspect via three sash windows. Fitted bedroom wardrobes. Radiator. Levelled and cornice ceiling. Door to study.

Study

2.67m x 2.29m (8'9 x 7'6)

Wall mounted storage cabinets. Radiator. Cornice and levelled ceiling.

Bathroom/W.C

3.38m x 1.27m (11'1 x 4'2)

Fitted suite comprising of a panelled bath with mixer taps having shower attachment, shower head and shower screen over. Wash hand basin with mixer taps. Push button w.c. Tiled walls. Levelled and coved ceiling.

Allocated Parking

Allocated parking space to the front of the building.

Lease & Maintenance

Lease: 92 years unexpired

Maintenance: £1100 per annum

Ground Rent: £100 per annum

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 misstatement. 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		76
(55-68) D	63	
(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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