



Castle Road, Worthing, BN13 1SN
Guide Price £225,000



Welcome to this charming flat located in the desirable area of Castle Court on Castle Road, Worthing. This delightful property features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or those seeking a comfortable space to call home. The flat boasts a welcoming reception room, perfect for relaxing or entertaining guests. The property includes a modern bathroom, ensuring convenience and comfort for everyday living. One of the standout features of this flat is the availability of parking for one vehicle, a valuable asset in this bustling area. Additionally, the property is offered chain free, allowing for a smooth and straightforward purchasing process.

With a long lease in place, you can enjoy peace of mind and stability in your new home. The location is superb, providing easy access to local amenities, shops, and the beautiful coastline that Worthing is renowned for. This flat presents an excellent opportunity for those looking to invest in a property in a vibrant community.

- Ground Floor Apartment
- Two Bedrooms
- Modern Fitted Kitchen & Bathroom
- Spacious Bay Fronted Lounge
- Garage In Compound
- No On-Going Chain
- Long Lease
- Private Rear Doors To Communal Grounds





Hallway

5.44m x 0.91m (17'10 x 3)
Private front door, carpeted floor, fitted storage cupboard.

Bay Fronted Lounge

4.19m x 3.94m (13'9 x 12'11)
Carpeted floor, single radiator, double glazed bay window, various power points, television point.

Master Bedroom

3.86m x 3.33m (12'8 x 10'11)
Carpeted floor, single radiator, double glazed window.

Bedroom Two

2.44m x 2.41m (8 x 7'11)
Carpeted floor, single radiator, double glazed doors leading to communal grounds.

Modern Fitted Kitchen

3.58m x 2.84m (11'9 x 9'4)
Vinyl flooring, laminate work surfaces with cupboards below & matching eye level cupboards, space for fridge freezer, fitted oven with extractor fan above, inset stainless steel single drainer sink unit with mixer tap, double glazed window, tiled splashback.

Family Bathroom

2.64m x 2.62m (8'8 x 8'7)
Tiled floor, two double glazed obscured glass windows, heated towel rail, panel enclosed bath with shower attachment over, low flush WC, hand wash basin with mixer tap, fitted storage cupboard.

Externally

Communal Grounds

Mainly laid to lawn, garage compound & parking spaces.

Garage In Compound

Having an up & over door.

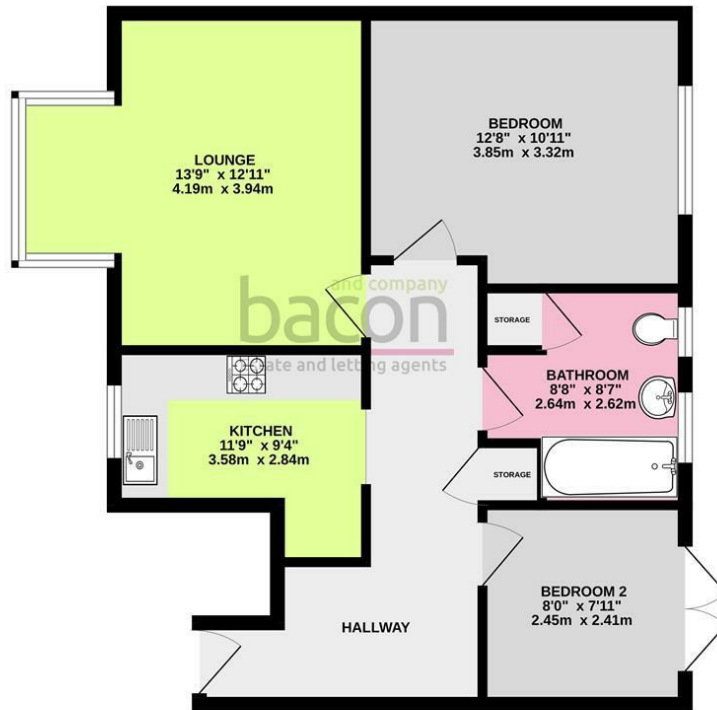
Council Tax

Band B

Lease Information

Lease: 955 Years
Maintenance: £1,600pa
Ground Rent: £150pa

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. Made with Metropix v2012.

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| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 68 | 76 |
| (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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