



GFF 4 Canterbury Road, Worthing, BN13 1AE
Guide Price £300,000

and company
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Estate and letting agents



A superbly modernised two bedroom ground floor flat with private front and rear garden in this popular location of Tarring being within close proximity to West Worthing Railway Station. Briefly the accommodation comprises: entrance hall, lounge with access to rear garden, kitchen/breakfast room, bathroom/wc, two double bedrooms, inner hall and separate wc. Externally there is a well maintained private rear garden and front garden. Further benefits include double glazing and gas central heating throughout.

- Ground Floor
- Two Double Bedrooms
- Private Rear and Front Garden
- Modernised Throughout
- Kitchen/Breakfast Room
- Bathroom/wc
- Seperate WC
- Sold with Freehold
- Close to West Worthing Station
- Close to Shops and Ammenties





Communal Entrance

Secure door with private door to:

Entrance Hall

Decorative wall paneling. Exposed floorboards. Understairs storage cupboard.

Kitchen/Breakfast Room

Square edge oak work surface having inset single draining ceramic 'Rangemaster' sink with mixer tap and draining board. Fitted oven. Four ring gas hob over with extractor cooker hood over. Space and plumbing for washing machine. 'Beko' integrated slimline dishwasher. Space for tall fridge/freezer. Matching range of cupboards, drawers and eye level wall units. Under cabinet LED lighting. Feature wall of paneling and exposed brick slips. Exposed floor boards. Radiator. Double glazed window. Double glazed door to side. Cupboard housing 'Baxi' combi boiler supplying gas central heating and hot water.

Inner Hall

Tiled floor. Recessed storage cupboard with shelving and hanging rail.

Bathroom/wc

White suite comprising panelled bath with Victorian style mixer tap and shower attachment. Close coupled WC.

Pedestal wash hand basin with taps. Feature radiator. Tiled floor and part tiled walls. Recessed shelving. Exactator fan. Double glazed window.

Lounge

Double glazed window to side. Double glazed French doors to rear garden. Feature radiator. Decorative wall panelling.

Bedroom One

Double glazed bay window to front. Feature Radiator. Exposed floor boards. Open cast iron fireplace with tiled inset, slate hearth and timber mantle surround. Picture rail. Ceiling rose.

Bedroom Two

Tilt and turn double glazed window. Feature radiator. Exposed floorboards.

Outside

Rear Garden

Majority being laid to lawn with borders of mature shrubs, trees, mixture of fruit trees and bushes. Further patio area to end of garden. Pebbled area.

Required Information.

Length of lease: 114 years remaining

Annual service charge: As and when shared 50/50

Service charge review period:

Annual ground rent: NA

Ground rent review period:

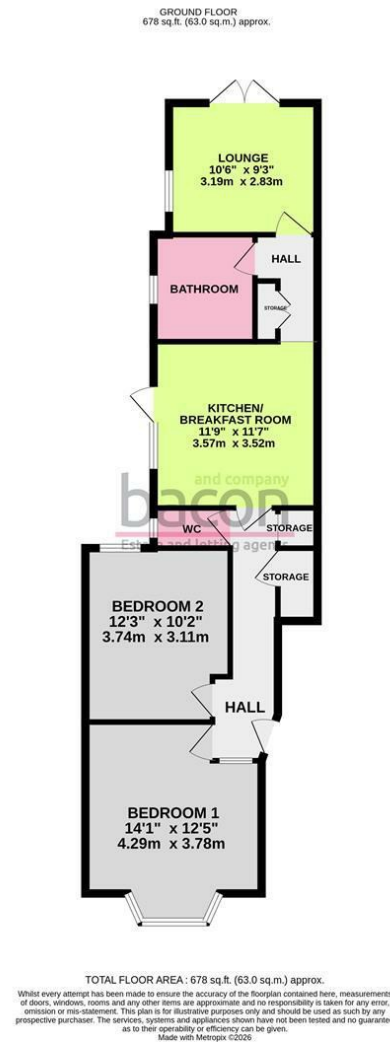
Please note the current owner owns the freehold to the building so the property will either be sold with full freehold or share of freehold.

Council tax band: TBC

Draft 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E	53	
(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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