



15b Warwick Road, Worthing, BN11 3ET

Price Guide £250,000



A chain free impressive maisonette with private courtyard and the accommodation arranged on the upper ground floor and lower ground floor. Located in highly sought after central Worthing with the seafront and shopping facilities at the end of the road. This home offers spacious accommodation as follows; private entrance, hall, two bedrooms, private courtyard and shower room/Wc. On the upper floor there is a 22ft lounge/dining room, landing and kitchen with views over denton gardens. Benefits include the remainder of 999 year lease and a share of the freehold.

- Maisonette
- Two Double Bedrooms
- Private Courtyard
- View Over Denton Gardens
- Spacious Lounge/Dining Room
- Chain Free / Low Outgoings
- Private & Communal Entrance
- Remainder of 999 year Lease





### Private Entrance

Steps lead down to lower ground level with private front door giving access to hall.

### Hall

A spacious hallway with staircase rising to living accommodation, further inner hall with doors to bedrooms and shower room/Wc. Open storage space under stairs. Radiator. Wood effect laminate floor.

### Bedroom One

3.45 x 3.15 (11'3" x 10'4")

Sash window to front. Radiator. Wood effect laminate floor.

### Bedroom Two

3.41 x 2.61 (11'2" x 8'6")

French doors opening to private courtyard. Radiator. Wood effect laminate floor.

### Shower Room/Wc

1.87 x 1.45 (6'1" x 4'9")

Step in double shower cubicle with glass sliding doors,

vanity sink with cupboards and drawers under and concealed system WC. Sash window to side. Part tiled walls. Chrome mounted towel radiator. Fitted storage cupboard and drawer. Double glazed door opening to the courtyard. Inset spotlights. Extractor fan.

### Private Courtyard

Enclosed by walls accessed via bedroom two and shower room.

### Landing

Doors to kitchen and lounge/dining room.

### Lounge / Dining Room

6.80 x 3.61 (22'3" x 11'10")

Sash windows to front and rear. Laminate flooring. Two radiators. .Door giving access to the communal entrance.

### Kitchen

3.84 x 1.48 (12'7" x 4'10")

Solid wood worktop with cupboard and drawers under. Ceramic style sink with tap. Slimline dishwasher and

gas cooker included in the Sale. Matching wall cupboards. Radiator. Sash window giving views over Denton Gardens and a further two windows to side. Part tiled walls. Painted exposed floorboards. Space and plumbing for appliance. Further space for upright appliance. Wall mounted Worcester boiler.

### Required Information

Length of lease: Remainder of 999 year lease with a share of freehold

Annual service charge: split 50/50 with resident above - as and when basis

Council tax band: B

Draft version: 1

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



LOWER GROUND FLOOR

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans 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 floorplan 12024.

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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>		
(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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