



19 Carlyle House Bridge Road, Worthing, BN14 7BS  
Guide Price £160,000



A one bedroom first floor flat with a long lease offered for sale close to Worthing mainline railway station and town centre. The accommodation comprises as follows: Entrance hall, lounge, kitchen, double bedroom and bathroom/WC. Externally there is unallocated parking. The property has a tenant and he would be happy to stay giving this a investment opportunity or it will be vacated according to preference.

- First Floor flat
- Long Lease
- Possible Investment
- One Double Bedroom
- Lounge
- Kitchen
- Bathroom/WC
- Close Railway Station



### Communal Entrance

Hallway and staircase to first floor.

### Entrance

Front door to:

### Entrance Hall

Coved ceiling, airing cupboard.

### Lounge

4.04m x 3.12m (13'3 x 10'3)

South facing double glazed window, coved ceiling. Opening to:

### Kitchen

2.26m x 2.18m (7'5 x 7'2)

Worktop surfaces incorporating a single drainer sink unit and four ring hob with oven under and extractor over, space used for fridge and washing machine, range of wall cupboards, opening to Lounge.

### Bedroom

3.30m x 3.15m (10'10 x 10'4)

Double glazed south facing window, recessed wardrobes with sliding doors, coved ceiling.

### Bathroom/WC

Comprising panelled bath with shower over, pedestal wash hand basin, part tiled walls, heated towel rail, low level flush WC.

### Parking

Parking spaces available

### Outgoings and Lease.

The lease has been renewed and is 189 years from 8th May 1973.

Maintenance is £1038.53 pa (2024)

### Council Band

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 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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	83
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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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