



196 Dominion Road, Worthing, BN14 8JN  
Guide Price £170,000



We are delighted to offer for sale this spacious one double bedroom first floor apartment with the added benefit of NO-CHAIN, also having a 1/4 SHARE OF FREEHOLD.

In brief the property consists of a spacious dual aspect lounge with distant downland views, a large double bedroom with fitted wardrobe space, there is also a fitted kitchen with space for appliances & a separate toilet & bathroom, there are also a range of fitted cupboards for extra storage in the private hallway.

Externally there are communal front & private rear gardens, perfect for those summer evenings!

- First Floor Apartment
- Chain Free
- One Double Bedroom
- Spacious Dual Aspect Reception Room
- Share Of Freehold & Over 100 Year Lease
- Dual Aspect Kitchen
- Private Garden Space
- Low Maintenance Charges



### Communal Entrance

Communal PVCU double glazed front door, stairs to first floor, private front door opening into

### Entrance Hallway

Carpeted floor, various storage cupboards with recessed shelving, fitted storage cupboard housing factory lagged hot water cylinder.

### Dual Aspect Lounge

4.53 x 3.65 (14'10" x 11'11")

Two PVCU double glazed windows, electric heater, various power points, television point.

### Bedroom One

4.53 x 3.28 (14'10" x 10'9")

Carpeted floor, PVCU double glazed window, various power points, electric heater.

### Dual Aspect Kitchen

2.98 x 2.70 (9'9" x 8'10")

Vinyl flooring, square edge work surfaces with cupboards below & matching eye level

cupboards, inset porcelain sink unit with single drainer & mixer tap, space for oven, two PVCU double glazed windows.

### Fitted Bathroom

2.06 x 1.65 (6'9" x 5'4")

Carpeted floor, panel enclosed bath, pedestal hand wash basin, electric heater, PVCU double glazed window.

### Separate WC

Low flush WC, carpeted floor, PVCU double glazed window.

### Externally

### Front Garden

Shared front garden mainly being laid to lawn.

### Communal Garden

Communal garden directly to rear of the block being laid to lawn.

### Private Garden Space

Laid to shrubs, flower borders, possibility to erect fencing to enclose privately.

### Lease Information

Lease: 101 Years Remaining (1/4 Share Of Freehold Included)

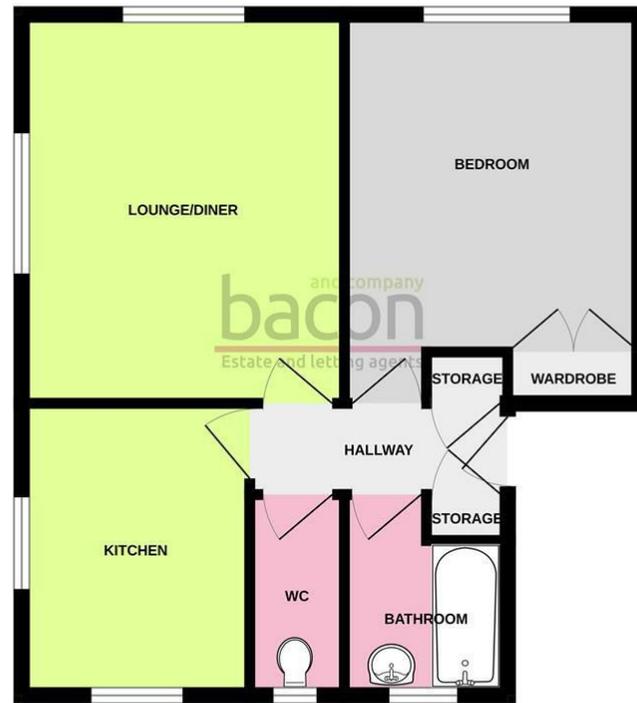
Maintenance: £30 per month into reserve pot - £15 every two weeks towards upkeep of communal gardens - 1/4 share of buildings insurance (premium of £174 for 2025).

Ground Rent: £0

### 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 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 Metropro ©2025

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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>		<b>74</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>51</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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