



64 Shirley Drive, Worthing, BN14 9BB
Guide Price £265,000

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We are delighted to offer for sale this well presented two double bedroom ground floor apartment in this popular Offington location having the added benefit of a private enclosed front garden & being chain free.

In brief the property consists of two spacious double bedrooms one of which overlooks the private enclosed front garden space, there is a separate lounge area which also overlooks the garden & is deceptively spacious in size, to the rear of the property you have a fitted kitchen & bathroom, there is also access to a shared rear garden which is useful for hanging out washing.

The property also comes with no on-going chain, call today to arrange your viewing.

- Chain Free
- Two Double Bedrooms
- Ground Floor Apartment
- Private & Enclosed Front Garden
- Popular Offington Location
- Long Lease & Low Outgoings
- Gas Central Heating
- PVCU Double Glazed Throughout





Entrance Hallway

5.05m x 1.63m at maximum (16'7 x 5'4 at maximum)
PVCU double glazed private front door, original stripped wooden flooring, radiator, two fitted storage cupboards, textured ceiling with coving.

Bay Fronted Lounge

4.62m x 3.58m (15'2 x 11'9)
Original stripped wooden flooring, radiator, television point, various power points, PVCU double glazed bay window, textured & coved ceiling.

Bedroom One

4.09m x 3.58m (13'5 x 11'9)
Original stripped wooden flooring, radiator, a range of fitted wardrobes & cupboards having various hanging rails & shelving, PVCU double glazed window, textured & coved ceiling.

Bedroom Two

4.09m x 3.48m at maximum (13'5 x 11'5 at maximum)
Stripped original wooden flooring, two fitted wardrobes,

radiator, PVCU double glazed window, textured & coved ceiling.

Modern Fitted Bathroom

2.90m x 1.63m (9'6 x 5'4)
Vinyl flooring, panel enclosed P-shaped bath with power shower above having a rainforest fall shower head, low flush WC, hand wash basin with mixer tap & vanity unit below, part tiled walls, radiator, PVCU double glazed obscured glass window, skimmed ceiling.

Fitted Kitchen

3.12m x 2.95m (10'3 x 9'8)
Vinyl flooring, roll edge laminate work surfaces with cupboards below & matching eye level cupboards, tiled splashbacks, space & provision for under counter fridge & freezer units, cooker & washing machine, wall mounted boiler, two PVCU double glazed windows, inset stainless steel single drainer sink unit with mixer tap, radiator, PVCU double glazed door leading to right of access towards shared rear garden area.

Externally

Private Enclosed Front Garden

Mainly laid to lawn with various mature shrub & flower borders, timber built storage shed, fence enclosed for complete privacy, gated front access, pathway leading to front door.

Shared Rear Garden

Lawned area leading to patio area, two washing lines, fence enclosed.

Lease Information

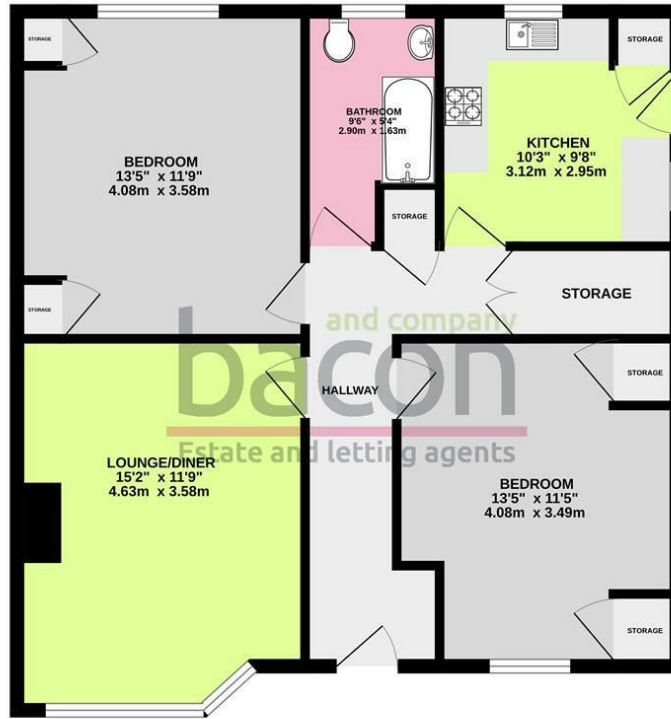
Lease Length: 145 years remaining
Service Charge: £75pa
Ground Rent: £0pa

Council Tax

Band B



GROUND FLOOR
731 sq.ft. (67.9 sq.m.) approx.



TOTAL FLOOR AREA: 731 sq.ft. (67.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	73	76
(55-68) D		
(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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