



23 Teville Road, Worthing, BN11 1UF
Asking Price £175,000

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A well presented first floor converted flat located in the very heart of Worthing Town Centre being close to shops, seafront, local restaurants and easy accessible for Worthing mainline railway station. The accommodation comprises of a entrance hallway, lounge/dining room, fitted kitchen, double bedroom and a sizable bathroom/w.c. The property is being offered with no onward chain and a new lease upon completion so viewing is highly recommended.

- Town Centre Location
- Double Bedroom
- Open Plan Living Room
- Sizable Kitchen
- Bathroom
- Close to Train Station
- Chain Free
- New Lease Upon Completion



Stairs to First Floor

Hallway

Carpeted throughout. Door providing access to cupboard housing boiler.

Living room

5.2 x 4.4 (17'1" x 14'5")

Carpeted throughout. Feature bay with double glazed window, further double glazed window. Two radiators.

Bedroom

3.5 x 3.2 (11'6" x 10'6")

Carpeted throughout. Double glazed window. Radiator.

Kitchen

3.9 x 1.8 (12'10" x 5'11")

A modern fitted kitchen briefly comprising; a

range of matching wall and base units. Roll edge work surfaces. Inset stainless steel sink with drainer. Space for various appliances. Double glazed window. Half tiled walls. Tiled flooring throughout. Radiator.

Bathroom

Low level Wc with matching was hand basin. Panelled bath with electric power shower above. Half tiled walls. Frosted double glazed window. Radiator,

Required Information

Length of lease: New Lease Upon Completion

Annual service charge: £400

Annual ground rent: £50

Council tax band: A

Draft version:

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

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 misstatement. 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) A		
(81-91) B		
(69-80) C	73	80
(55-68) D		
(39-54) E		
(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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