



51C Bath Road, Worthing, BN11 3PQ
Asking Price £265,000

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We are delighted to bring to the market this wonderfully presented ground floor garden flat. Internally the accommodation briefly comprises; a sizeable double bedroom, modernised bathroom, kitchen and living room with access to private rear garden. Externally you have the benefits of having private gardens front and back with the rear garden being a southerly aspect.







Entrance Hall

Brand new carpet and underlay throughout. Radiator. Access to cupboard house Electrics and gas meters. Further storage cupboard.

Kitchen

2.7 x 2.3 (8'10" x 7'7")

A fully fitted modern kitchen briefly comprising; roll edge work surfaces. Half tiled walls. Inset stainless steel sink with drainer. Integrated oven with four ring gas hob and extractor hood above. A range of fitted and wall and base cupboards. Two frosted double glazed windows. Spotlights. Access to storage cupboard housing washing machine/Tumble Dryer and combination boiler. Tilled flooring. Spotlights.



Living room

3.8 x 3.8 (12'6" x 12'6")

Floorboards throughout. Radiator. Original fireplace. Inset bespoke storage cupboard and shelving. Four double glazed windows with a further double glazed door leading onto private rear garden.

Bedroom

3.8 x 3.1 (12'6" x 10'2")

Carpeted throughout. Radiator. Two double glazed windows. Two further double glazed windows with views of the private front garden.

Outside

Private Rear Garden

A private secluded south facing rear garden laid to pave with a mature tree and shrub boarder.



Sizeable wooden storage unit. Access to side and front of property.

Private Front Garden

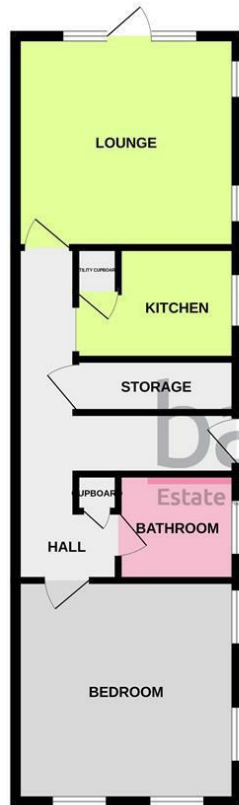
Laid to pave with a mature tree and shrub boarder.

Bathroom

A recently renovated contemporary bathroom suite comprising; vanity sink unit with storage cupboard below. Low level Wc. Panelled bath with shower shower above. Tiled flooring throughout. Half tiled walls. Heated towel rail. Spotlights. Frosted double glazed window.



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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	55	
(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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