



Flat 9, 56A Chapel Road, Worthing, BN11 1BE
Guide Price £200,000

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A two bedroom top floor flat with a fabulous sun terrace in the heart of Worthing Town centre. The accommodation includes as follows: Living Room/Kitchen, two double bedrooms, entrance hall, modern bathroom/WC and sun terrace with roof top views. central heating and double glazing. The property is also close to Worthing seafront and mainline railway station.

- Town Centre Location
- Two Double Bedrooms
- Living Room/Kitchen
- Bathroom/WC
- Fabulous Sun Terrace
- Rooftop Views
- Gas Heating
- Double Glazing





Communal Entrance

Stairs to top floor. Security entry system.

Entrance Hall

Levelled ceiling with inset lighting.

Living Room/Kitchen

5.05m x 3.25m (16'7 x 10'8)

Wood flooring, levelled ceiling and double glazed window.

Living Room section . Seating Area and access to

Kitchen Section.. Range of worktop surfaces with cupboards and drawers under incorporating a single drainer sink unit and four ring hob with extractor over and oven under,radiator, space used for washing machine and fridge freezer, wall mounted gas fired boiler, space used for table and chairs.

Bedroom 1

3.61m x 3.07m (11'10 x 10'1)

Levelled ceiling with inset lighting, radiator, double glazed window to and overlooking the sun terrace.

Sun Terrace

Expansive open area with rooftop views with room for barbecue, pot plants etc.

Bedroom 2

3.12m plus door recess x 2.21m (10'2" plus door recess x 7'3")

Radiator, double glazed window, recess used for clothes hanging space, levelled ceiling with inset lighting, radiator.

Bathroom/WC

Comprising panelled bath with shower over,

wash hand basin with cupboards under, low level flush WC, tiled walls and flooring.

Council Tax

Band A

Terms

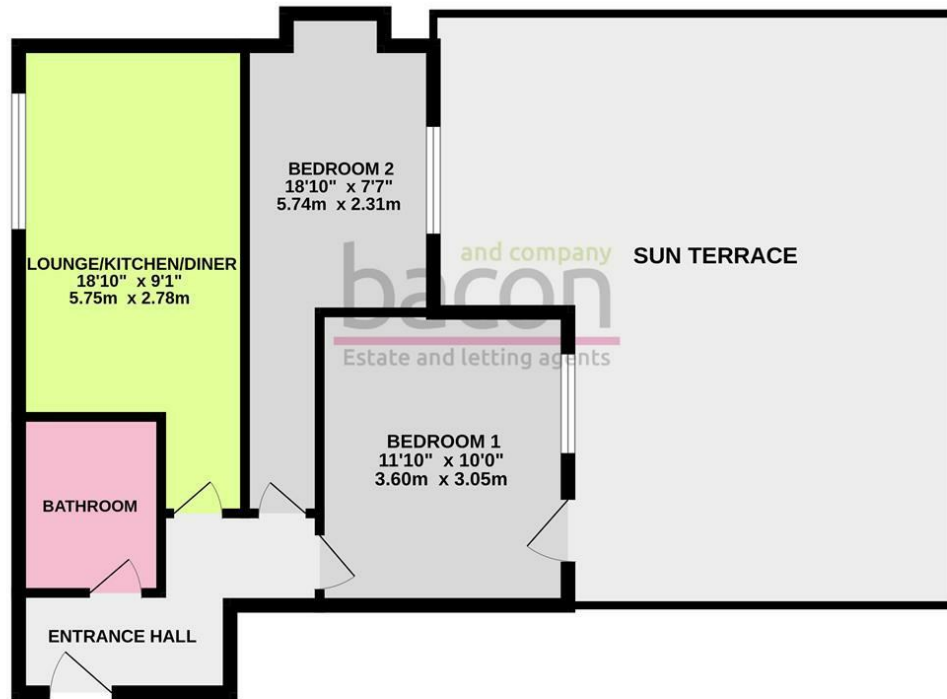
117 years approx remaining on the lease.

Maintenance approx £1000 every 6 months.

Ground Rent £300 pa.

A the property is over commercial premises it may be advisable to check with your lender on borrowing before viewing.

GROUND FLOOR
476 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA: 476 sq.ft. (44.3 sq.m.) approx.
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	75	75
(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



baconandco.co.uk

72 Goring Road, Goring-by-sea, Worthing, West Sussex, BN12 4AB

01903 520002

goring@baconandco.co.uk

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