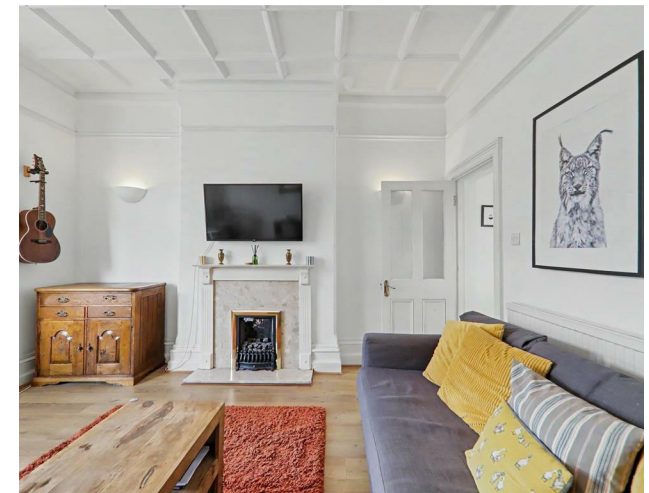




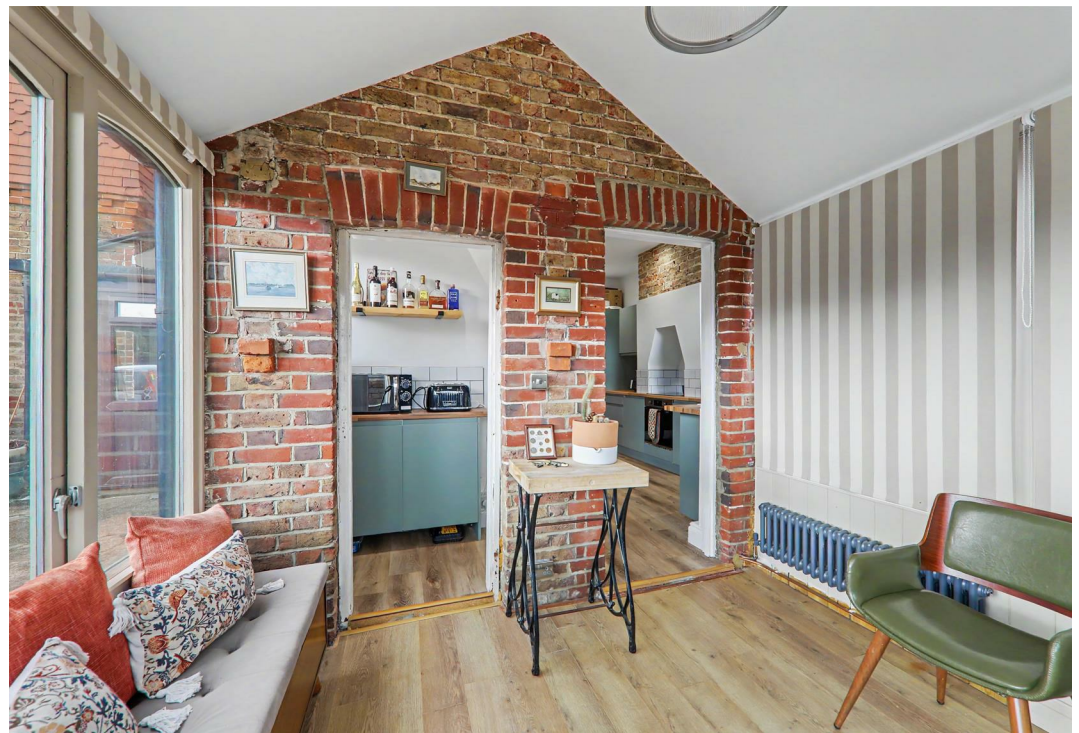
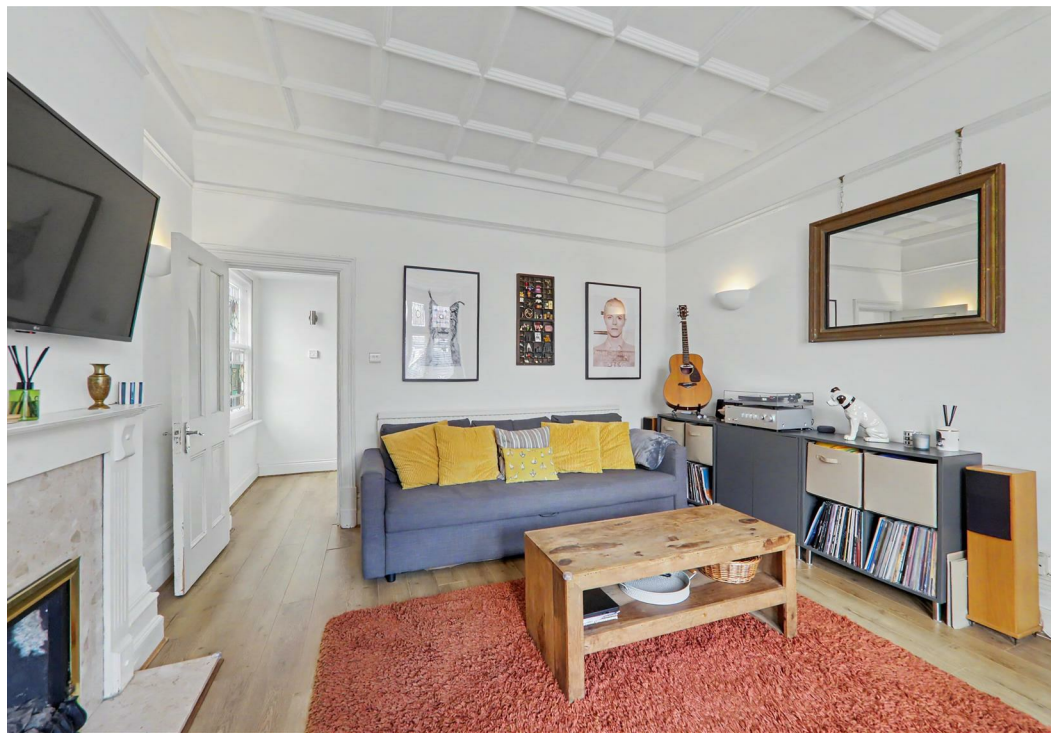
18 Queens Road, Worthing, BN11 3LX
Asking Price £230,000

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We are delighted to offer to the market this beautifully present ground floor apartment. Internally the accommodation briefly comprises; living room with feature bay window, double bedroom, conservatory, modern kitchen and bathroom. Externally you have the benefits of a private parking space and rear access. The property is Share Of Freehold and has a remainder of a 999 year lease. The property is conveniently located in the popular West Worthing and just moments from the seafront. Viewing is highly recommended to appreciate the overall size and condition of this property.

- Ground Floor Apartment
- Modern Kitchen
- Allocated Parking Space
- Close to Seafront
- Modern Shower Room
- Share Of Freehold
- Conservatory
- Close to Town Centre





Entrance Hall

Floorboards throughout. Radiator. Opaque stained glasses window. Under stairs storage.

Living room

4.05 x 3.5 (13'3" x 11'5")

Floorboards throughout. Feature bay window. Radiator. Period height ceilings. Fireplace with stone hearth surround.

Kitchen

4.2 x 2.6 (13'9" x 8'6")

A beautifully presented contemporary kitchen briefly comprising; roll edge work surfaces. A range of matching wall and base units. Half tiled walls. Integrated appliances including; oven with four ring induction hob above, fridge/freezer. Breakfast bar with storage below. Sink with drainer. Two double glazed windows. Spotlighting.



Conservatory

2.6 x 2.8 (8'6" x 9'2")

Floorboards throughout. Radiator. Access to rear carpark.

Bedroom

3.6 x 3.10 (11'9" x 10'2")

Carpeted throughout. Radiator. Two double glazed windows. Bespoke built in wardrobes and cupboards.

Shower Room

2.2 x 1.4 (7'2" x 4'7")

Floorboards throughout. A contemporary shower suit comprising; inset vanity sink unit with Wc. Half Tiled walls. Wall mounted heated towel rail. Frosted double glazed window. Walk in shower with glass screen protect.

Outside

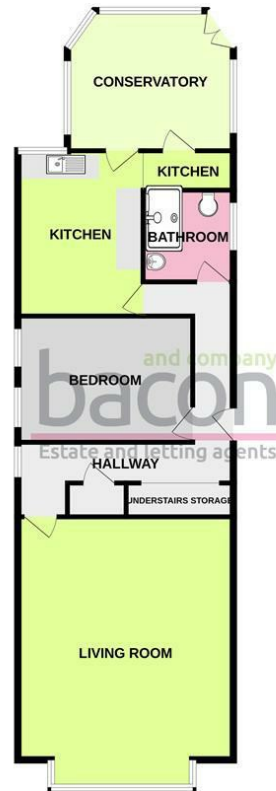


Private Parking

Allocated parking for 1 car



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	58	
(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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Bacon & Co (Worthing) Limited (No. 04721313) and Bacon Micawber Lettings Limited (No. 07466778) trading as Bacon and Company Registered in England and Wales. Registered office: c/o Galloways Accounting, The Mill Building, 31-35 Chatsworth Road, Worthing, England. BN11 1LY.