





Flat 1

31 Eriswell Road, Worthing

Two bedroom converted ground floor apartment with private West facing rear garden. Situated in the heart of Worthing town centre with local shops being just at hand and within easy walking distance of Worthing seafront and promenade. Occupying the whole of the ground floor and being just one of two apartments forming part of this period property. The accommodation briefly comprises: entrance hall, lounge, two bedrooms, modern fitted kitchen and refitted modern bathroom/wc. The property also benefits from gas fired central heating and double glazed windows. Externally there is a walled front garden and a delightful West facing rear garden with pedestrian access.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Worthing Town Centre
- Close shops and seafront
- Private West Garden
- Gas fired central heating
- Modern fitted bathroom/wc
- Ground floor flat
- Two bedrooms
- Modern fitted kitchen



Entrance Hall

Understairs storage cupboard.

Lounge

Double glazed windows. Radiator. Cornice ceiling.

Kitchen

Part tiled in attractive ceramics. Modern refitted kitchen comprising of work surfaces with inset single drainer stainless steel sink unit with mixer taps. Range of base units comprising of cupboards and drawers. Fitted oven with four ring gas hob above. Chimney style extractor above. Space and plumbing for washing machine. Space for fridge and freezer. Matching eye level wall units. Recessed ceiling spotlighting. Double glazed door leading out to garden. Inner hall from kitchen area with radiator.

Bedroom 1

Double aspect with double glazed windows. Radiator.

Bedroom2

13'2 max into alcove. Fitted double wardrobe. Radiator. Double glazed window.

Bathroom/wc

Fully tiled in attractive ceramics. Modern refitted white suite comprising of panelled bath with chrome shower over with oversize showerhead and handheld shower. Glazed shower screen. Boxed in close coupled WC with matching vanity unit having wash hand basin and storage cupboards under. Double glazed window. Recessed ceiling spotlighting. Chrome heated towel rail. Touch control mirror with light. Extractor fan.

Required Information

Length of lease: 113 Annual service charge: £1,995 Annual ground rent: £150



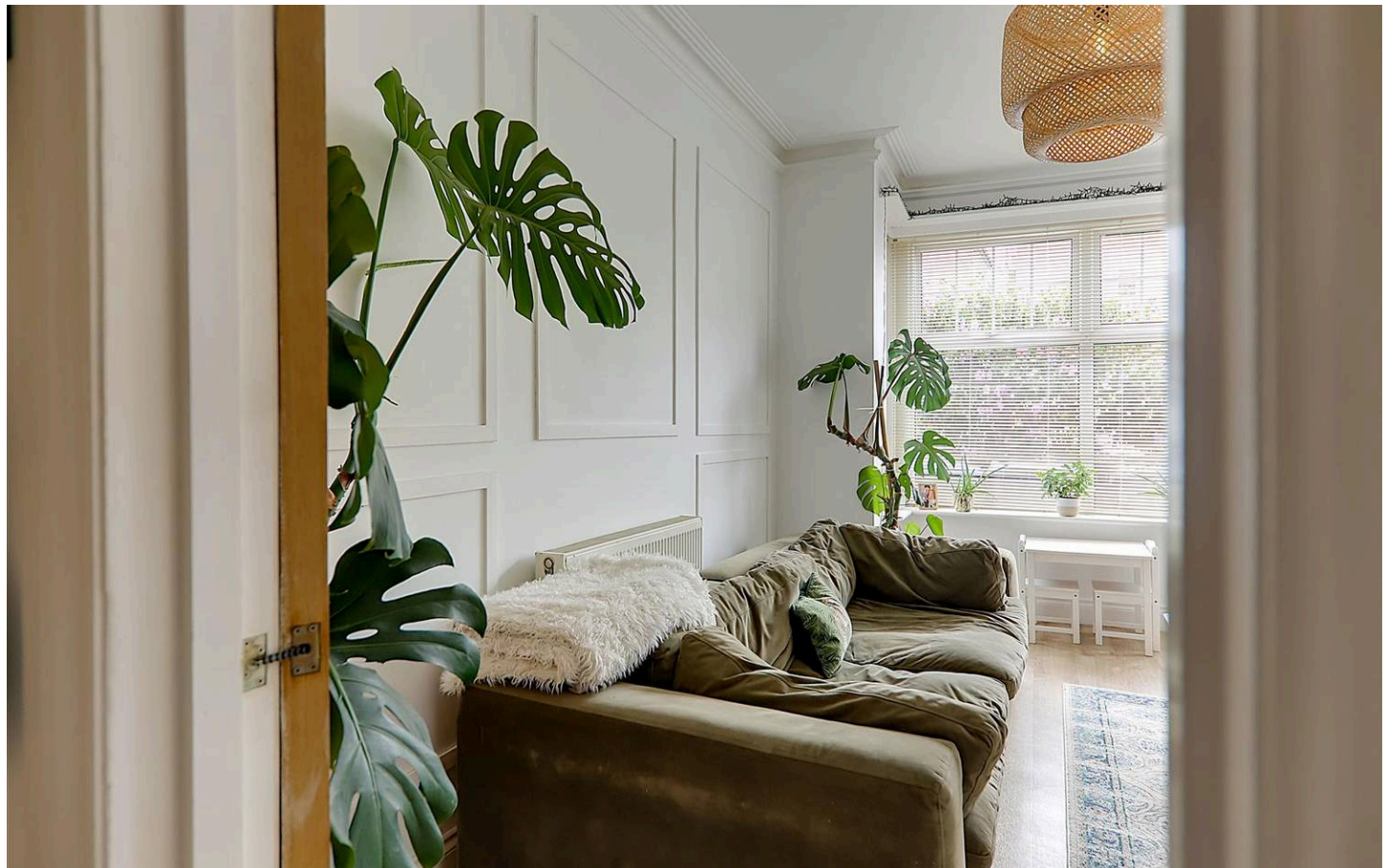


GARDEN

Private West facing garden. Well secluded with 6 foot fencing to 2 sides. Full width patio area. Remainder laid to lawn. Outside water tap. Side wooden gate giving pedestrian access.

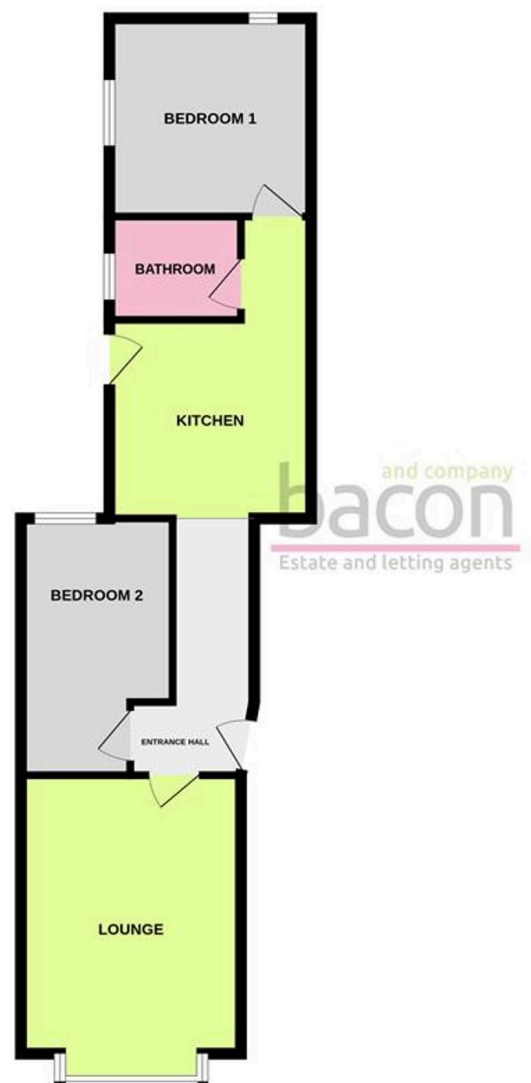
FRONT GARDEN

Walled front garden.





GROUND FLOOR





Bacon and Company

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