





## 126b Southfield Road

### Worthing

A two bedroom first floor flat benefitting from private rear courtyard in this popular location of Broadwater. Briefly the accommodation comprises: private door to entrance hall, stairs to landing, open plan living room/kitchen, two bedrooms and a modern bathroom/wc. Further benefits includes gas central heating and double glazing throughout.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- First Floor Flat
- Two Bedrooms
- Open Plan Living Room/Kitchen
- Popular Broadwater Location
- Private Entrance
- Private Rear Courtyard/Garden
- CHAIN FREE
- EPC Rating C



## Entrance Hall

Stairs to:

## Landing

Built in storage cupboard housing 'Worcester' combination boiler supplying gas central heating and hot water. Two radiator. Further built in storage cupboard with shelving and hanging rail. Handrail with multi colour LED lighting under. Inset ceiling spotlighting.

## Open Plan Living Room/Kitchen

Three double glazed windows to front. Inset ceiling spotlighting with multi coloured LED lighting. Radiator. Camera telephone entry telephone system. Roll edge work surface having inset single draining stainless steel sink with mixer tap and draining board. Space and plumbing for washing machine. Space for tall fridge/freezer. Four ring electric hob with extractor cooker hood over. Fitted oven. Matching range of cupboards, drawers and eye level wall units.

## Bedroom One

Tilt and turn double glazed window. Radiator. Built in triple mirrors wardrobe with shelving and hanging rails. Inset ceiling spotlighting

## Bedroom Two

Double glazed window. Radiator.

## Shower Room/wc

Fully tiled walls and floor. Step in shower tray with glazed shower screen, wall mounted controls with overhead rainfall shower and separate attachment. Pedestal wash hand basin with mixer tap. Mirrored medicine cabinet. Close coupled WC. Inset ceiling spotlighting. Ladder style towel radiator. Extractor fan.

## Outside

## Private Courtyard/Garden

Half wall and half fence surround. Space for outdoor furniture. Decked for ease and maintenance.

## Required Information.

Length of lease: 112 years remaining Annual service charge: As and when 50/50 with neighbour Service charge review period: TBC Annual ground rent: £50 per annum Ground rent review period: TBC Council tax band: TBC Draft version: 1 Note: These details have been provided by the vendor. Any potential purchaser should instruct



## Entrance Hall

Stairs to:

## Landing

Built in storage cupboard housing 'Worcester' combination boiler supplying gas central heating and hot water. Two radiator. Further built in storage cupboard with shelving and hanging rail. Handrail with multi colour LED lighting under. Inset ceiling spotlighting.

## Open Plan Living Room/Kitchen

Three double glazed windows to front. Inset ceiling spotlighting with multi coloured LED lighting. Radiator. Camera telephone entry telephone system. Roll edge work surface having inset single draining stainless steel sink with mixer tap and draining board. Space and plumbing for washing machine. Space for tall fridge/freezer. Four ring electric hob with extractor cooker hood over. Fitted oven. Matching range of cupboards, drawers and eye level wall units.

## Bedroom One

Tilt and turn double glazed window. Radiator. Built in triple mirrors wardrobe with shelving and hanging rails. Inset ceiling spotlighting

## Bedroom Two

Double glazed window. Radiator.

## Shower Room/wc

Fully tiled walls and floor. Step in shower tray with glazed shower screen, wall mounted controls with overhead rainfall shower and separate attachment. Pedestal wash hand basin with mixer tap. Mirrored medicine cabinet. Close coupled WC. Inset ceiling spotlighting. Ladder style towel radiator. Extractor fan.

## Outside

## Private Courtyard/Garden

Half wall and half fence surround. Space for outdoor furniture. Decked for ease and maintenance.

## Required Information.

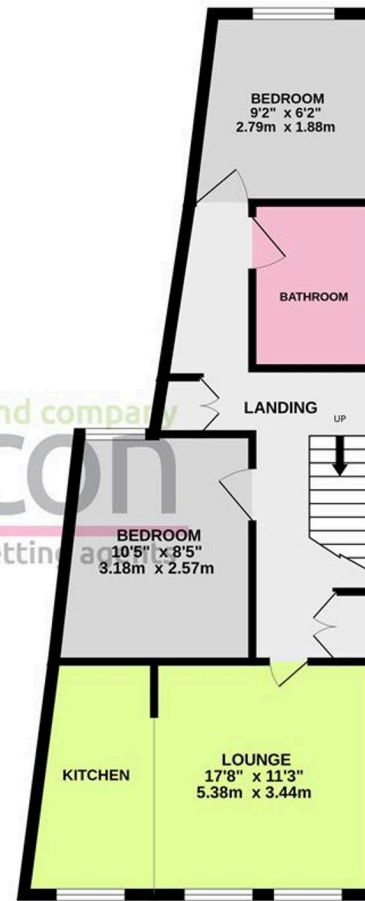
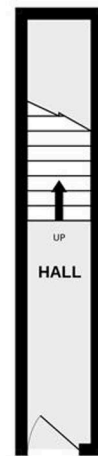
Length of lease: 112 years remaining Annual service charge: As and when 50/50 with neighbour Service charge review period: TBC Annual ground rent: £50 per annum Ground rent review period: TBC Council tax band: TBC Draft version: 1 Note: These details have been provided by the vendor. Any potential purchaser should instruct





GROUND FLOOR

FIRST 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.  
Made with Metropix ©2020

## Bacon and Company

Bacon and Company, 1-3 Broadwater Street West, Worthing - BN14 9BT

01903524000 · [broadwater@baconandco.co.uk](mailto:broadwater@baconandco.co.uk) · [www.baconandco.co.uk](http://www.baconandco.co.uk)

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 confirm their condition or working order. These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.