

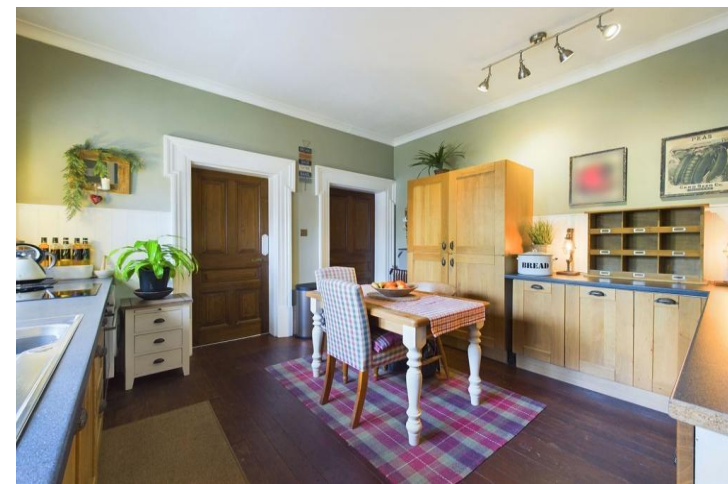


Flat 1 | Cecil House | 25 Bath Road | Worthing | West Worthing | BN11 3PA  
Offers Over **£275,000**





We are delighted to be able to offer the rare opportunity to purchase a spectacular, ground floor converted apartment. The property boasts original features, 21ft south facing lounge, sun room, kitchen/ breakfast room, one double bedroom and bathroom. The apartment also offers a south facing terrace with direct access to the communal garden, Share of freehold and long lease.



## Key features:

- Converted Period Apartment
- Ground Floor
- One Double Bedroom
- Kitchen/ Breakfast Room
- 21ft South Facing Lounge/ Diner
- Bathroom
- Sun Room
- South Facing Terrace With Direct Access to Communal Garden
- 200 Yards to Worthing Seafront
- Share of Freehold & Long Lease

 1 Bedroom

 1 Bathroom

 1 Living Room

**INTERNAL** Communal entrance for only two of the flats with the original wooden front door leading into the communal entrance with period features. Front door leading into the kitchen/ breakfast room which offers a range of fitted units with work surface, 1 1/2 bowl sink, drainer, built in oven with electric hob, integrated fridge/freezer and washing machine and space for table and chairs. Original wooden doors leading into the lounge, dining room and door leading into the bedroom. The south facing lounge measures over 21ft and has a feature south facing bay window, original wooden flooring, paneled ceiling and door leading to the sun room. The sunroom has a door leading to the private terrace. Door from the lounge leading to an internal hall with access to the bedroom, bathroom and loft space above the bathroom. The bedroom has fitted wardrobes and gas fired combination boiler.. The bathroom comprises of panelled bath, electric shower above, glass screen, wash hand basin and WC.

**EXTERNAL** Wooden gate leading to the communal entrance which only two flats have access to, gate leading to a communal section of the front garden which has been laid to shingle. To the rear of the property there is a south facing terrace which overlooking the communal garden, steps and gate leading to the communal garden which has been laid to lawn, patio and floral borders.

**SITUAED** On Bath Road this property is just over than 200 yards away from Worthing Seafront. The closest train station is West Worthing positioned 0.7 miles at the top of Grand Avenue. Regular bus routes run along Grand Avenue, Heene Road and West Parade. West Worthing high street which offers convenience stores, eateries, pharmacies and banks is 0.6 miles away. Worthing town centre with its comprehensive shops, restaurants and theatres is approximately 1 mile away.

### COMMUNAL ENTRANCE

**KITCHEN** 12' 7" x 12' 8" (3.84m x 3.86m)

**LOUNGE/ DINING ROOM** 21' x 15' 5" (6.4m x 4.7m)

**BEDROOM** 12' 4" x 13' 4" (3.76m x 4.06m)

**BATHROOM**

**TENURE** Share of Freehold

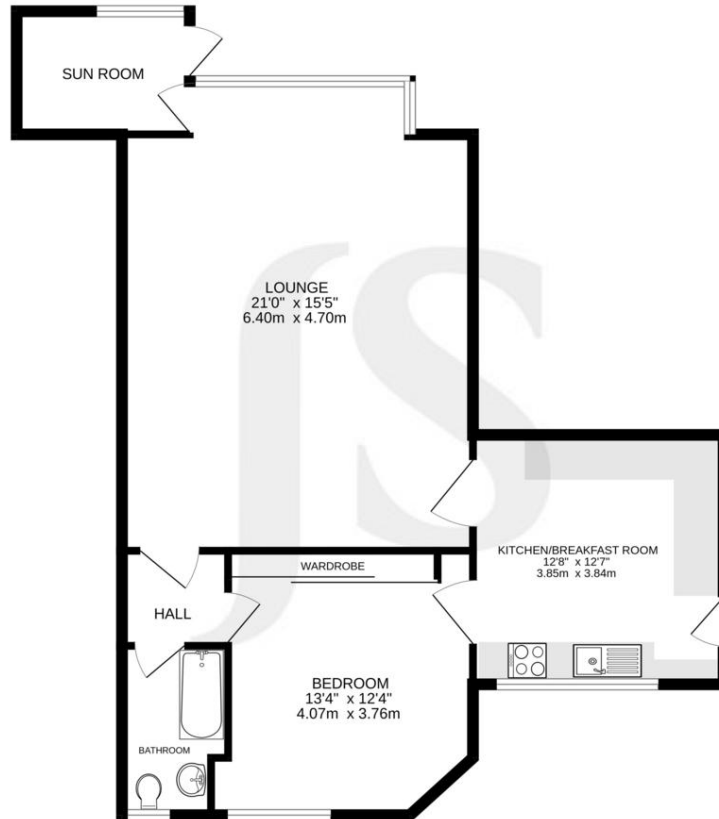
Lease: Remainder of a 999 year lease.

Service Charge: £126 monthly

**COUNCIL TAX BAND** B



## 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.  
Made with Metropix ©2023



%epcGraphEPC TO FOLLOW\_c\_1\_330%

## Property Details:

Floor Area: 807 sq ft (75 sq m) – Floor area is quoted from the EPC

Tenure: Share of Freehold

Council Tax: Band B

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.