

Asking Price £130,000 Leasehold

- bag io con invesions of
- Double Bedroom
- Spacious Lounge
- Long Lease
- · Buy to Let Investors Only · First Floor Flat
  - Allocated Parking Space
  - EPC Rating E
  - Sought After West
    Worthing Location

\*\*Buy to Let Investors Only - Property being sold with tenants in situ \*\* Robert Luff & Co are delighted to offer to market this first floor flat ideally situated in this favoured West Worthing location just yards from the mainline station offering direct trains to Brighton and London and with local shops, schools and bus routes nearby. Accommodation offers living room, double bedroom, kitchen and bathroom. Other benefits include an allocated parking space and a long lease.





# **Accommodation**

## Communal Entrance

Communal stairs to first floor.

Front door leading into:

## Lounge / Kitchen

Two double glazed windows, electric night storage heater, TV point, telephone point, kitchen area, wall and base units, stainless steel sink with mixer tap, four ring electric hob, electric oven, space and plumbing for washing machine, tiled splash back Velux window.

#### Bedroom One

Double glazed window to rear, electric night storage heater.

#### **Bathroom**

Panel enclosed bath with mixer shower attachment and screen, low level flush W.C, pedestal wash hand basin with mixer tap, frosted double glazed window, electric heater, cupboard housing water tank, filed splash back.

# Allocated Parking Space

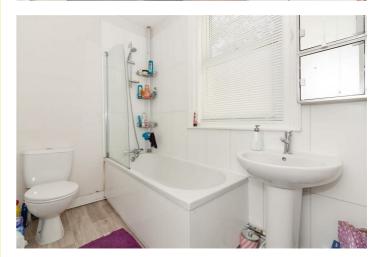
#### Tenure

We have been advised that the property is leasehold with 110 years remaining.

The maintenance costs are £135 per quarter.



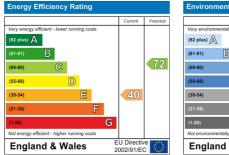


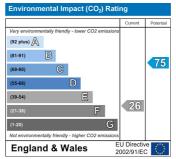




# Floor Plan







The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.