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We are delighted to offer this upper ground floor one bedroom flat, ideally located in Worthing town centre just a short distance from the seafront. The property would make an ideal first-time purchase or a great addition to a buy-to-let portfolio.

The location offers excellent access to a range of shops, bars and restaurants, with Worthing's mainline railway station also within walking distance.

The accommodation comprises a good sized reception room with space for both living and dining furniture, a double bedroom positioned to the rear of the property, a kitchen with ample worktop space, and a well presented bathroom.

Early viewing is recommended due to the property's central location.

Tenure

Leasehold with 172 years remaining.

Ground rent - £0

Maintenance - £2200 per annum (this includes £650 into a reserve fund). Payable £1100 in Dec and June.

Key Features

- Upper ground floor flat in a central town centre location
- Central town centre location near shops, bars, restaurants, and Worthing mainline station
- Good sized reception room
- Double bedroom to the rear
- Kitchen with ample worktop space and well presented bathroom
- Council Tax Band A | EPC Rating C





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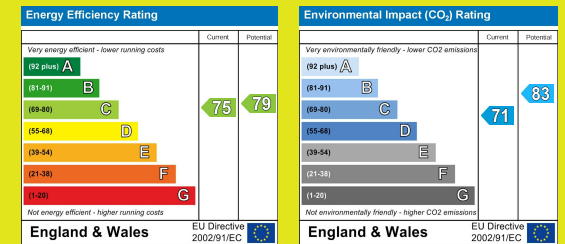
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Robert
Luff & Co

Floor Plan Bedford Row



Total area: approx. 53.4 sq. metres (574.9 sq. feet)



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.

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