



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



4, 93 Portland Road

, Worthing, BN11 1QE

Guide price £160,000

Leasehold Council Tax Band A



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A gothic style church conversion forming part of this period conversion. In brief the accommodation comprises communal front entrance, superb open plan lounge/studio/kitchen with feature leaded light windows and solid wood floors.

There is a modern fitted kitchen with integrated oven/hob/extractor fan, dishwasher, washing machine, and fridge/freezer. There is a modern fitted bathroom.

Use of a portion of a garden. Other benefits being CHAIN FREE, a town centre location, and an ideal buy-to-let/first time buy.

Located in Portland Road, the property is ideally situated in the town centre being just a short stroll from the recently renovated Portland Place with a selection of bars, restaurants and cafes.

The nearest mainline railway station is Worthing town centre giving great links to most major towns and cities.

Permit parking is available, and all enquiries should be made to the sellers sole agents by contacting this office.

New 125 lease on completion  
Service charge £1000pa approx

### Entrance Hall

Studio Room/Kitchen  
24'3 x 18'10 (7.39m x 5.74m)





Bathroom  
8'2 x 5'1 (2.49m x 1.55m)

Under Stairs Storage/Office Area

## Floor Plan



## Viewing

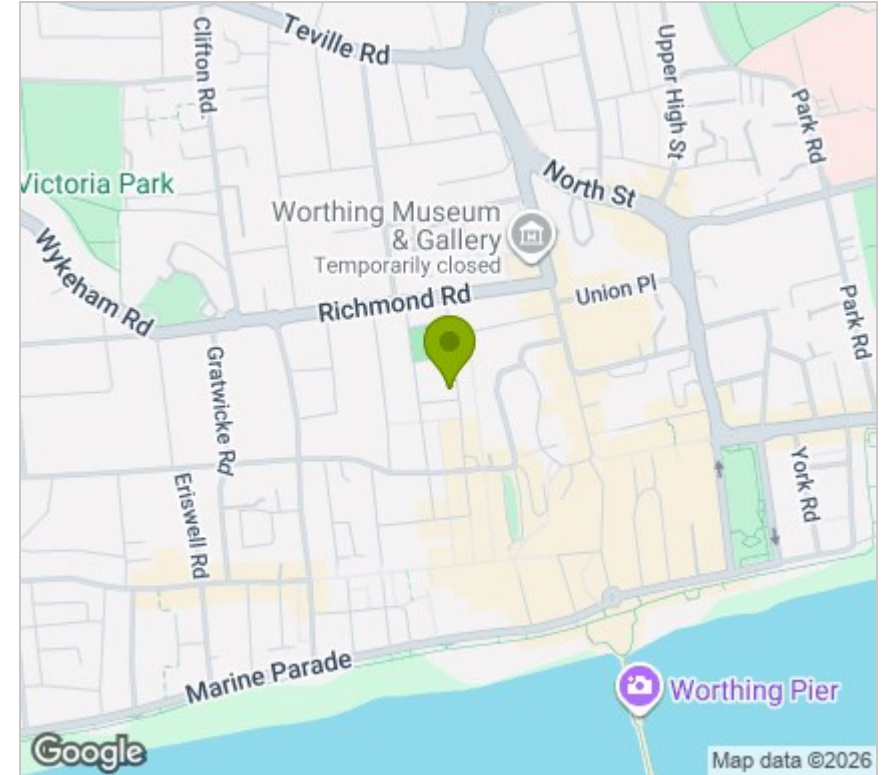
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

