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BUYING | SELLING | LETTINGS | MORTGAGE ADVICE

# Flat 1, 9 Cobden Road

Worthing, BN11 4BD

Guide price £190,000

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# Flat 1, 9 Cobden Road

Worthing, BN11 4BD

James & James Estate Agents are delighted to market this two bedroom ground floor apartment situated a short distance to Worthing Town Centre. Located in Cobden Road, the property benefits from being close to mainline rail stations, the seafront along with all the restaurants, shops and bars that the town has to offer.

In brief, the accommodation comprises entrance hall, lounge, kitchen, two bedrooms, bathroom and a West facing courtyard garden. The property has an extended lease of 150 years and is being sold chain free.

In our opinion internal viewing is encouraged and would be an ideal purchase for a first time buyer or a buy to let investor.

- Ground Floor apartment
- Two Bedrooms
- Spacious Lounge
- West Facing Courtyard Garden
- Close to Worthing Town Centre
- Extended Lease
- Chain Free
- Well presented

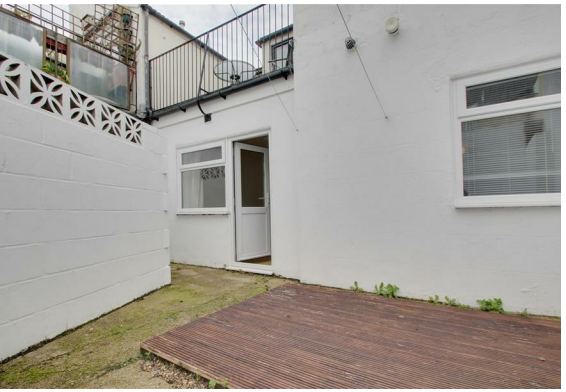
## Communal Entrance

## Entrance Hall

## Lounge
18'9 x 9 (5.72m x 2.74m)

## Kitchen
10'4 x 5'9 (3.15m x 1.75m)

## Bedroom One
11'3 x 10'1 (3.43m x 3.07m)



Bedroom Two
8'4 x 7'10 (2.54m x 2.39m)

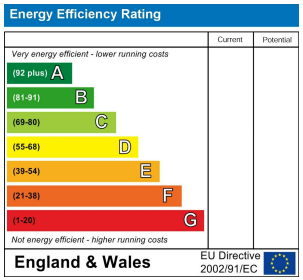
Bathroom

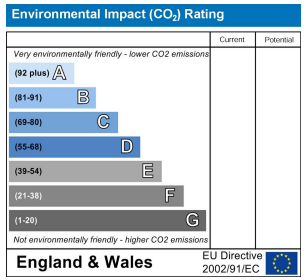
West Facing Courtyard Garden

## Floor Plan

## Area Map

## Energy Efficiency Graph




## 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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