



4 Cedar Court

Tarring Road, Worthing, BN11 5JF

Guide price £115,000

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We are delighted to offer for sale this ground floor purpose-built studio flat, located in a highly convenient and sought-after area of West Worthing. Ideally positioned just a short walk from local shops, cafes, and supermarkets, the property also benefits from excellent transport links, with West Worthing mainline railway station nearby offering direct routes to Brighton, London, and surrounding areas, as well as easy access to local bus routes. CHAIN FREE.

The property is set within a well-maintained residential block and is accessed via a secure communal entrance with an entry phone system, providing peace of mind and added security. Upon entering the flat, you are welcomed into a hallway that leads through to the main accommodation. The studio room is spacious and bright.

The separate kitchen is fitted with a range of wall and base units and provides space for appliances, offering a practical and functional area for day-to-day cooking. The bathroom is fitted with panelled bath with shower over with WC.

The property also benefits from uPVC double glazing throughout, contributing to both warmth and energy efficiency. With the remainder of a long 999-year lease, this flat represents a fantastic opportunity for a first-time buyer looking to get on the property ladder or an investor seeking a reliable buy-to-let in a popular rental area. CHAIN FREE.

Lease years remaining - 943
Service charge - £1304
Ground rent - £90pa



Studio Room
15'5 x 12'1 (4.70m x 3.68m)

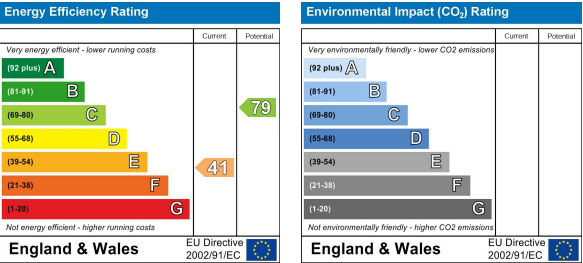
Kitchen
8'8 x 6'1 (2.64m x 1.85m)

Bathroom
8'8 x 4'6 (2.64m x 1.37m)

Floor Plan



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.