



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



28 Mill Road

, Worthing, BN11 5DR

Offers in excess of £210,000

Freehold Council Tax Band



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## 28 Mill Road , Worthing, BN11 5DR

James and James Estate Agents are delighted to offer for sale this fantastic converted freehold garden flat in West Worthing.

In brief, the accommodation comprises, feature South Facing Bay fronted lounge with high ceilings Modern fitted Kitchen, bathroom and a good size bedroom

The property benefits from it's own private garden, making this the ideal place to host a summer entertainment with friends and family. Complete with summer house (with power and lighting)

Also outside there is residents parking on a first come first serve basis.

The location of this property is so convenient, West Worthing station can be found within a short walk providing access to Brighton, London and beyond. Goring Road shops close by with many coffee shops. Local convenience stores are also situated here. For a more comprehensive shopping experience Worthing Town Centre can be found close by as is the seafront for a leisurely stroll on a warm summers evening.

Being a Freehold you benefit from having a maintenance setup on a 'as and when' basis and no ground rent to pay. This property would also therefore suit a buy to let investor as it increases the yield return.



Lounge  
13'11" X 13'10" (4.24m x 4.22m)

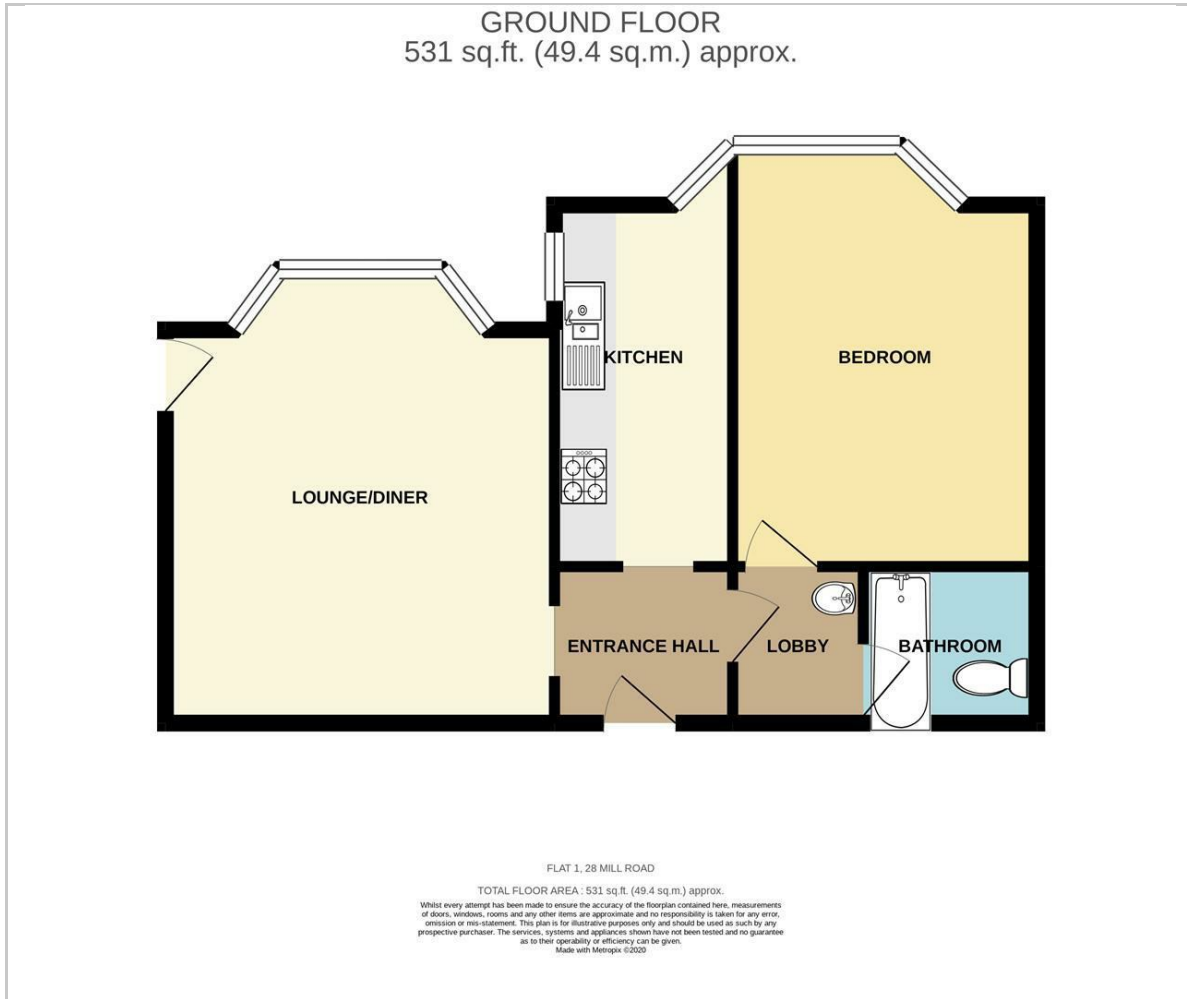
Kitchen  
12'6" X 6'1" (3.81m x 1.85m)

Bedroom  
15'10" X 11'3" (4.83m x 3.43m)





## Floor Plan

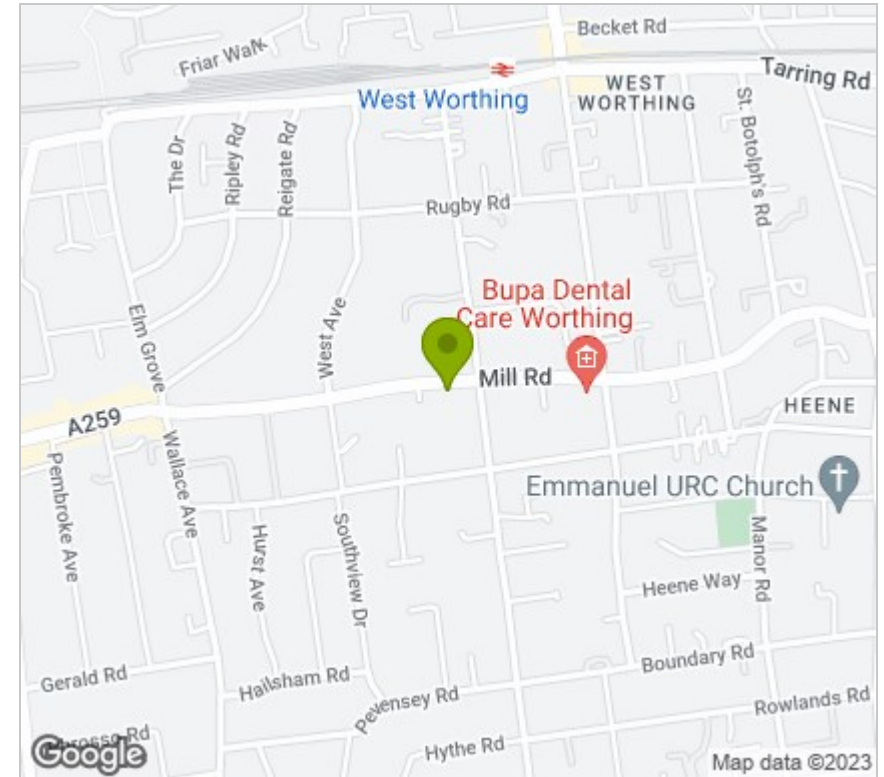


## Viewing

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

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

