



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

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Flat 3, 93 Portland Road

, Worthing, BN11 1QE

Guide price £200,000

Leasehold Council Tax Band B



A gothic style church conversion forming part of this period conversion.

In brief the accommodation comprises communal front entrance with stairs to first floor, superb open plan lounge/dining/kitchen with large gothic style 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 W.C.

To the first floor there is a wonderful mezzanine floor with chrome and glass balustrade with a wonderful outlook over the gothic style windows and exposed beams. There is a W.C.

There is a portion of garden allocated to the property. 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

Communal entrance with stairs to first floor





Open plan kitchen/lounge/dining room

Lounge area  
23'7 x 24'7 (7.19m x 7.49m)

Luxury fitted kitchen  
8'2 x 9'3 (2.49m x 2.82m)

W.C.  
6'1 x 4'7 (1.85m x 1.40m)

Airing cupboard

Stairs to mezzanine bedroom area  
16'10 x 15'0 (5.13m x 4.57m)

En-suite shower  
6'4 x 5'0 (1.93m x 1.52m)

Section of garden



## 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.

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.

All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.



## Area Map



## Energy Efficiency Graph

