



131 South Farm Road, Worthing, BN14 7AX  
Asking Price £250,000

\*\*\* OFFERS INVITED \*\*\*

John Edwards & Co is delighted to present a rare opportunity to acquire the freehold of this commercial/residential building on South Farm Road, central Broadwater, in the heart of a popular residential area. The units presently comprise a retail space, comprising two good sized kitchens, a customer service area, several storage areas, and off-street parking, and upstairs accommodation in the form of a living room, kitchen, and bathroom. There is also a rear garden and off-street parking.

The property comprises 1154 sq ft in total, and commands a current rental income of £13,520 per annum.

## CUSTOMER SERVICE AREA



The customer service area is split into two sections, one of which is the customer waiting area, which has a ceramic tile floor, plenty of space for seating, a skimmed ceiling with fluorescent lighting, and double-glazed windows to front aspect.

The second section comprises the counter, which has plenty of space for telephony and point-of-sale equipment, power points, and a saloon-style door opening into the kitchen.

## KITCHEN AREA ONE



The first kitchen area has a ceramic tiled floor, a skimmed ceiling with fluorescent lighting and a smoke detector, cooking equipment including several wok burners and fryers, wall-mounted shelving, and plenty of storage space.

## KITCHEN AREA TWO



Second good sized kitchen area which has a ceramic tiled floor, a skimmed ceiling with fluorescent lighting and a smoke detector, wall mounted shelving, counter space for food preparation, space for commercial refrigeration units, and double stainless steel sinks. A separate pantry area provides further space for food storage, and a door opens to the garden area and off-street parking space.

## REAR GARDEN/PARKING



The garden is terraced, with a low-level hardstanding area, and steps leading up to a lawned section, and an off-road parking space with access to Saint Lawrence Lane.

## ENTRANCE TO FLAT

Separate entrance to the upstairs accommodation from South farm Road, which has a laminate wood floor, a skimmed ceiling with pendant lighting and a smoke detector, wall-mounted shelving, and a good sized understairs storage cupboard.

## STAIRS & FIRST FLOOR LANDING



The stairs are carpeted with a wooden banister. On the landing level there is a carpeted floor, a skimmed ceiling with pendant lighting and smoke detector, the doors into all three bedrooms and the bathroom, and an inbuilt airing cupboard with several linen shelves which also houses the water cylinder. There is also access into the loft via a ceiling hatch.

## LIVING ROOM



Large main reception room which has a carpeted floor, a skimmed ceiling with pendant lighting, picture rails, power points, and double-glazed windows to front aspect.

## KITCHEN



The kitchen has a laminate wood floor, a skimmed ceiling with pendant lighting, picture rails, an extractor fan, a base mounted cabinet with inset sink and drainer, power points, and double-glazed windows to rear aspect.

## BEDROOM



Double bedroom with a carpeted floor, a skimmed ceiling with pendant lighting, picture rails, power points, and double-glazed windows to rear aspect.

## BATHROOM



The bathroom features a three-piece suite

comprising a panelled bath with shower attachment, a pedestal hand wash basin, and a low-level WC. There is a vinyl floor, a skimmed ceiling with central ceiling light and extractor fan, part-tiled walls, and opaque double glazed windows to side aspect.

# Floor Plan

## South Farm Road, Worthing, BN14 7AX

Approximate Gross Internal Area = 107.2 sq m / 1154 sq ft  
 External Stores = 2.4 sq m / 26 sq ft  
 Total = 109.6 sq m / 1180 sq ft

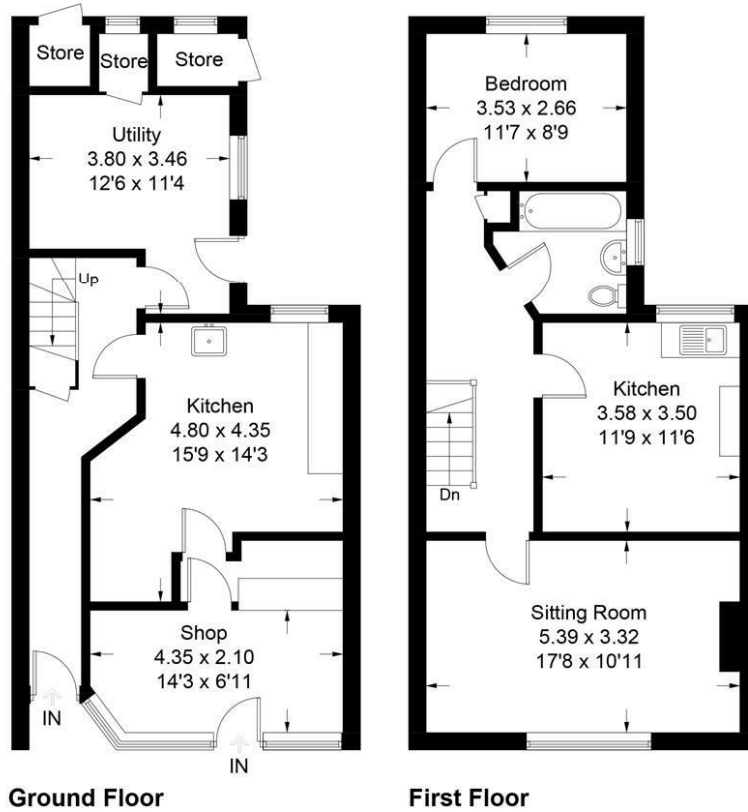
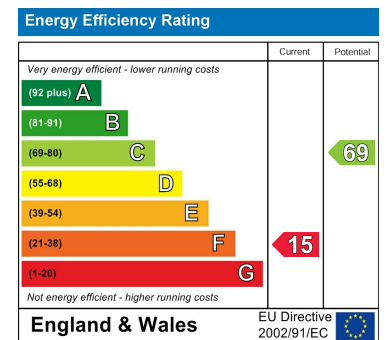


Illustration for identification purposes only, measurements are approximate, not to scale.  
 Imageplansurveys @ 2024

# Area Map



# Energy Efficiency Graph



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