



Flat 7, Saffrons Court Downview Road, Worthing, BN11 4PR Asking Price £145,000

John Edwards & Co is delighted to present this ground floor leasehold one bed flat in Saffrons Court, in the heart of West Worthing's Downview Road, just minutes from West Worthing station, enabling easy access into London, Brighton, and Littlehampton, a short walk from the vibrant South Street shopping parade and picturesque Tarring Village, and close to Worthing town centre and historic beach and seafront.

The property - which is in need of extensive renovation throughout and thus represents a fantastic development opportunity - comprises a living room with private terrace, a bedroom, a kitchen, and a bathroom.

It is an ideal property for a first-time-buyer or buy-to-let investor, with a projected monthly income of approximately £900 per calendar month. It is also offered chain free, and with a long lease (951 years remaining).

ENTRANCE HALL



The entrance hall has a carpeted floor, a skimmed ceiling with pendant lighting and a smoke detector, a wall-mounted entryphone, a wall-mounted electric storage heater, and the doors into the living room, the bedroom, the kitchen, and the bathroom. In addition, there are two inbuilt storage cupboards, one being perfect for stowing coats, shoes, vacuum cleaners, ironing boards, etc, and the second being an airing cupboard which houses the water cylinder and also has several linen shelves.

LIVING ROOM



The living room has a carpeted floor, a skimmed ceiling with pendant lighting, TV and power points, a wall-mounted electric heater, and double-glazed windows and doors on to the front facing private terrace.

PRIVATE TERRACE



The private terrace is laid to patio, with a wrought iron railing, and plenty of space for a table and chairs and potted plants.

KITCHEN



The kitchen has a range of wall and base mounted units, square-edged worktops with an inset sink and drainer, a freestanding cooker with four burner electric hob, and space and plumbing for a washing machine. There is a vinyl floor, a skimmed ceiling with fluorescent lighting and an extractor fan, part-tiled walls, and sliding opaque glass windows into the lounge.

BEDROOM



The double bedroom has a carpeted floor, a skimmed ceiling with pendant lighting, power points, a wall-mounted electric heater, an inbuilt wardrobe, and double glazed windows to front aspect.

BATHROOM



The bathroom features a three-piece suite comprising a panelled bath with shower over, a pedestal hand wash basin, and a low-level WC. There is a vinyl floor, a skimmed ceiling with central ceiling light, part-tiled walls, an electrical wall-mounted heater, and opaque double-glazed windows to side aspect.

PARKING



The property also has the benefit of a private parking space.

ESSENTIAL INFORMATION

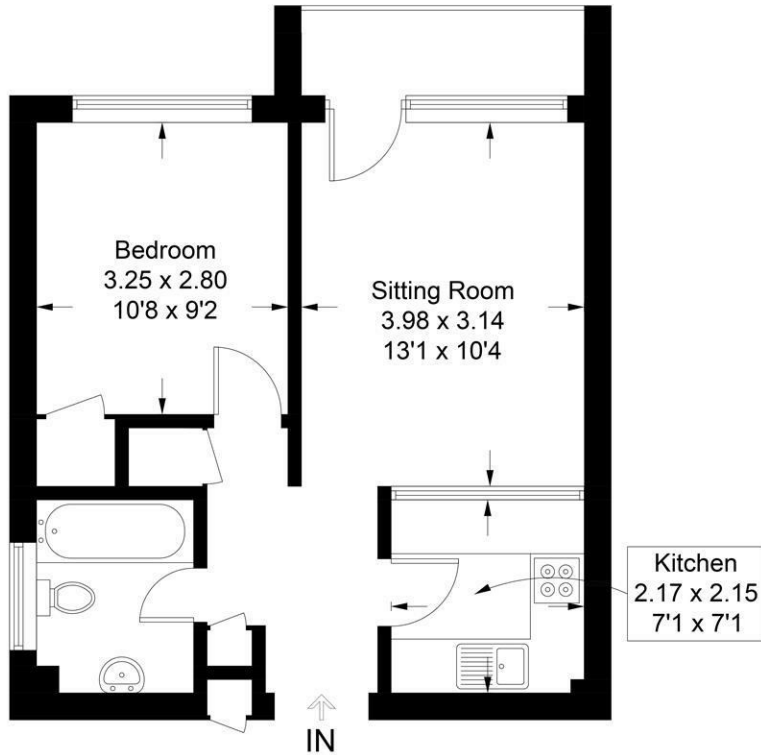


Tenure - leasehold
Lease length - 951 years
Maintenance - £1,020 (approx) payable twice yearly (so £2,040 per annum)

Floor Plan

Saffrons Court, Downview Road, Worthing, BN11 4PR

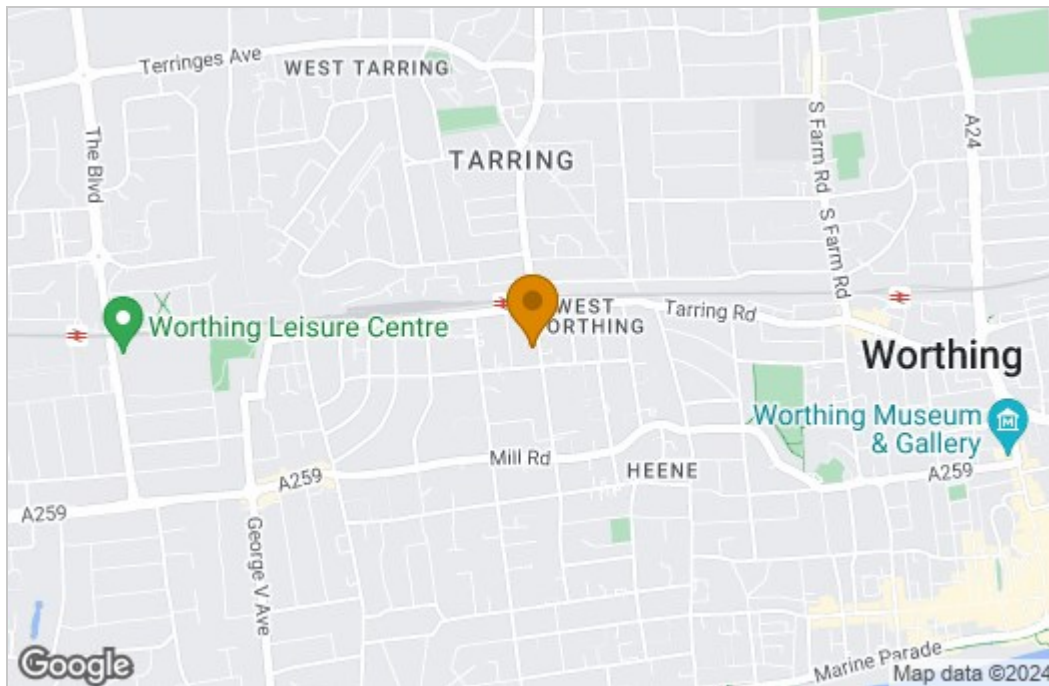
Approximate Gross Internal Area = 38.6 sq m / 415 sq ft



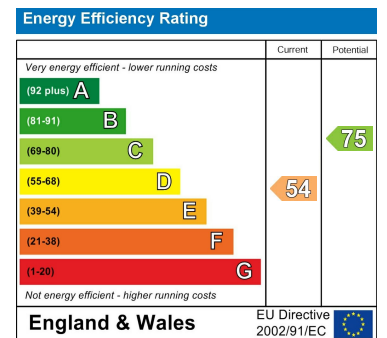
Ground Floor

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

Area Map



Energy Efficiency Graph



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