



Westdown Court Downview Road, Worthing, BN11 4QY

Asking Price £185,000

This ground floor leasehold two bed flat in Westdown Court is 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 some renovation throughout and thus represents a fantastic development opportunity – comprises a good-sized living room, two double bedrooms, a kitchen, a bathroom, and a private garage.

It is an ideal property for a first-time-buyer or buy-to-let investor, with a projected monthly income of approximately £1,000 per calendar month. It is also offered chain free, and with a long lease (over 900 years remaining).

*** CHAIN FREE ***

ENTRANCE HALL



The entrance hall has a vinyl floor, a textured ceiling with pendant lighting and a smoke detector, power points, a wall-mounted entry phone, a radiator, some wall-mounted lighting, and the doors into the kitchen, the living room, both bedrooms, and the bathroom. There's also a good sized internal storage cupboard, which houses the electrics.

LIVING ROOM



Good sized main living room which has a carpeted floor, a coved and textured ceiling with pendant lighting, a radiator, TV and power points, and double-glazed windows to front aspect.

KITCHEN



The kitchen features wall and base mounted units, square-edged work surfaces with an inset sink and drainer, and space and plumbing for a freestanding cooker and washer/dryer. There is a vinyl floor, a textured ceiling with fluorescent strip lighting, a radiator, power points, and double-glazed windows to front aspect. The boiler servicing the property is also situated here, as is the gas meter.

BEDROOM ONE



Double bedroom with a carpeted floor, a textured ceiling with pendant lighting and a ceiling fan, a radiator, power points, and a double-glazed bay window to rear aspect.

BEDROOM TWO



Second good-sized double bedroom which has a carpeted floor, a textured ceiling with pendant lighting, a radiator, power points, and double-glazed windows to rear 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 radiator, a textured ceiling with central ceiling light, part-tiled walls, and a good-sized airing cupboard with several linen shelves.

GARAGE



The garage features an up-and-over door, and a hardstanding floor, and is situated within the compound to the rear of the property

ESSENTIAL INFORMATION

Tenure - leasehold

Lease length - 900 years+

Maintenance - £1,300 pa (TBC)

Ground rent - N/A

Floor Plan

Westdown Court, Downview Road, Worthing, BN11 4QY

Approximate Gross Internal Area = 63.6 sq m / 684 sq ft

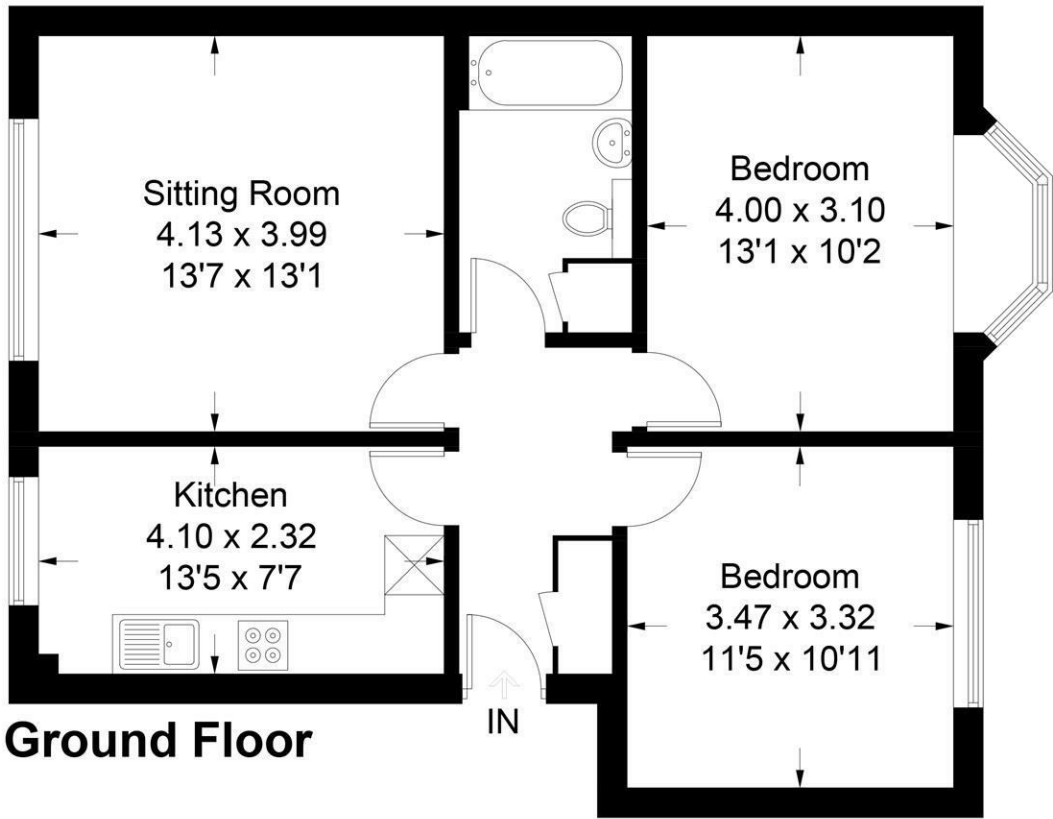
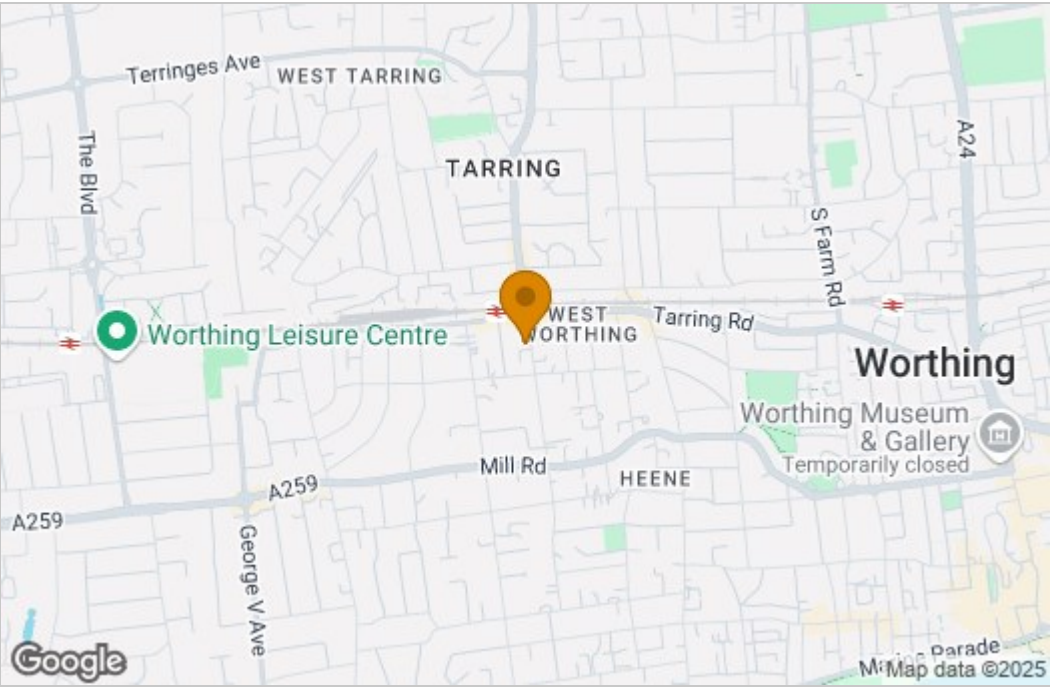
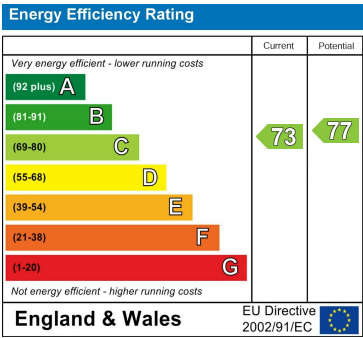


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2025

Area Map



Energy Efficiency Graph



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