



**Guide Price**  
**£300,000**

**Freehold**

3x  1x  3x 

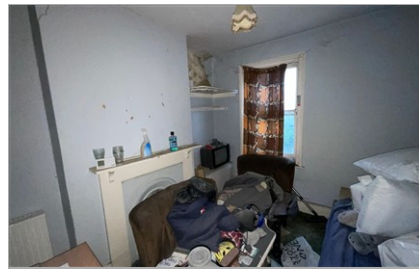
**Oxford Road, Worthing,  
West Sussex, BN11**

**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt&west**  
Helping you move forwards





## Main features

- **Scope to extend & renovate (subject to planning permissions)**
- **Cash buyers only**
- **Excellent location**
- **Moments from bus & rail links**
- **Very exciting opportunity- must be viewed!**



### Nearest Schools

Primary Schools: St Mary's Catholic Primary, Worthing 0.2 miles, Chesswood Middle School 0.5 miles, Broadwater CofE First and Middle School 0.7 miles  
Secondary Schools: Our Lady of Sion School 0.3 miles, Worthing High School 0.4 miles, St Andrew's CofE High School for Boys 0.4



### Transport Information

Train Stations: Worthing 0.0 miles, West Worthing 0.7 miles, East Worthing 0.8 miles

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge : 16'6 x 16'4 (5.03m x 4.98m)

Kitchen: 13'9 x 10'12 (4.19m x 3.35m)

Dining Room: 15'3 x 14'3 (4.65m x 4.35m)

Bathroom: 11'12 x 11'4 (3.66m x 3.46m)

### FIRST FLOOR

Landing

Bedroom 1: 15'9 x 13'11 (4.80m x 4.24m)

Bedroom 2: 13'10 x 13'8 (4.22m x 4.17m)

Bedroom 3: 18'12 x 17'2 (5.79m x 5.23m)

Cloakroom

### OUTSIDE

Rear Garden

**Call West Worthing - 01903 700657 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- A private rental licensing scheme applies to some properties in this area, please check with the Local Authority before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

