



231a Tarring Road, Worthing, BN11 4HW  
£160,000

and company  
**bacon**  
Estate and letting agents





Great investment and development opportunity. Self contained first floor premises currently run as a ballet school. but offers great versatile accommodation with development potential to convert into a three bedroom or two single apartments( subject to planning consent). Externally there is a walled courtyard area.  
Situated in popular area being close to West Worthing mainline railway station and local shops.

- CHAIN FREE
- INVESTMENT OPPORTUNITY
- SCOPE FOR DEVELOPMENT
- PRESENTLY ARRANGED AS FOUR LARGE ROOMS
- FAVOURED WEST WORTHING
- PRIVATE GARDEN
- CLOSE TO MAINLINE RAILWAY









Wooden gate with private access to :

### WALLED COURTYARD

7.65m x 2.34m (25'1 x 7'8)

Paved for ease of maintenance. Private part glazed front door leading to:

### LARGE ENTRANCE HALL

With stairs leading to:

### FIRST FLOOR LANDING

Large storage cupboard. Access to loft space via pull down ladder. Part boarded and insulated.

### DANCE STUDIO

9.75m x 4.45m (32' x 14'7)

Double aspect with double glazed windows. two electric wall heaters.

### CLOAKROOM

2.84m x 2.36m (9'4 x 7'9)

### ROOM

8.66m x 3.99m (28'5 x 13'1)

Two Windows. Two Electric wall heater. Full height and full width folding wood doors.

### OFFICE

3.35m x 2.36m (11' x 7'9 )

Window.

### BATHROOM /WC

Walk in lobby area with 2 wash hand basins. Storage cupboard. Two separate his and hers wc's with windows.

### Tenure & Council Tax Band

Tenure: Leasehold

Lease: 102 years remaining

Maintenance: 50/50 split as and when

Ground Rent: TBC

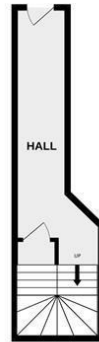
Council tax band: TBC

Draft version: 1

Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.

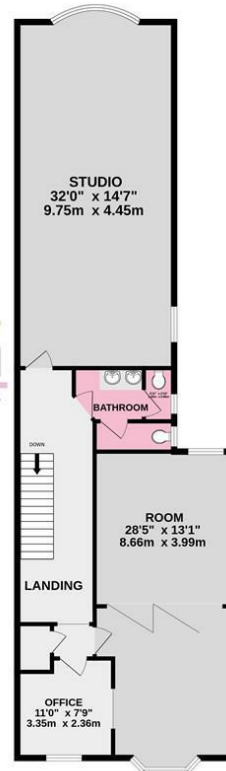


GROUND FLOOR  
188 sq. ft. (17.3 sq.m.) approx.



FIRST FLOOR  
1187 sq. ft. (109.4 sq.m.) approx.

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TOTAL FLOOR AREA: 1356 sq. ft. (125.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix C2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.

