



Description

Warwick Gardens is a mid terrace, freehold property situated in central Worthing. The property is arranged as 3 self contained apartments, with a communal garden to the rear and parking to the front. All 3 units are currently let producing an income of approximately £26,400 pa. There is potential to extend into the roof space, subject to the necessary consents - interested parties must rely on their own enquiries.

Situation

The property is situated in Warwick Gardens, within a 3-4 minute walk of Worthing town centre and seafront, along with Worthing hospital which is just over half a mile away. Worthing mainline railway station is less than a mile from the property (London Victoria 84 minutes).

Existing Rent

Current rent approximately £26,400pa

Estimated Market Rent

Estimated market rental value £27,900 per annum

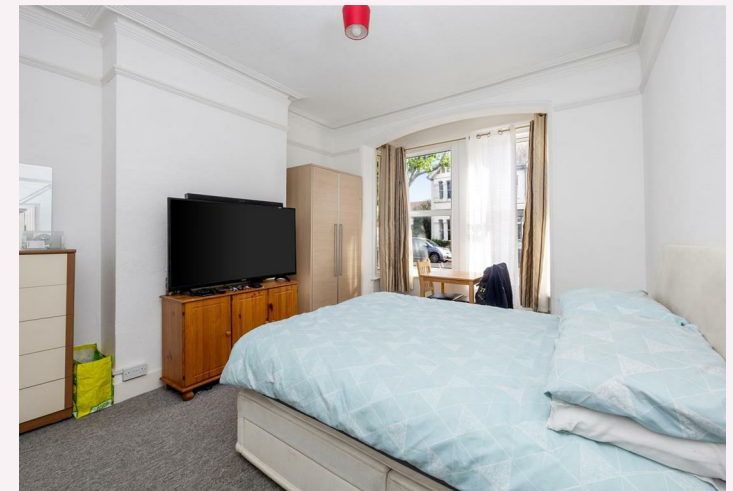
*This is our opinion of the estimated market rental value, purchasers to satisfy themselves on this element.

Total GIA

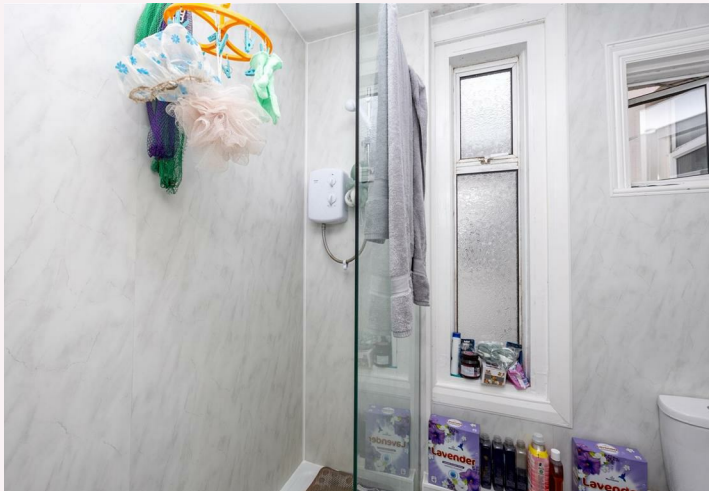
109 sq.m.

Tenure

Freehold

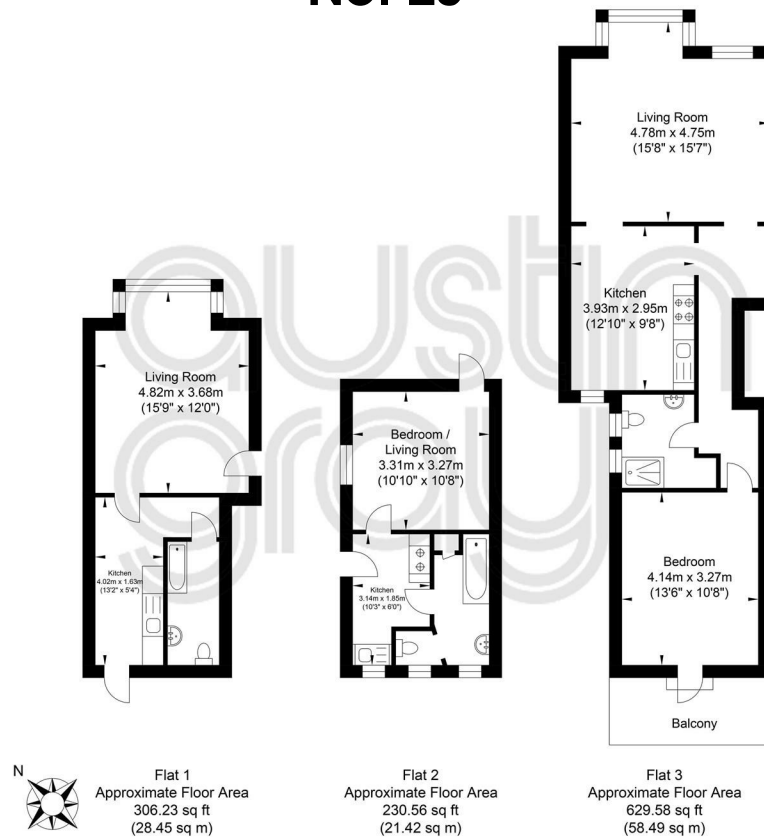


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Warwick Gardens No. 23



Approximate Gross Internal Area = 108.36 sq m / 1166.37 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

For further information please contact the sole agents

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Price

£375,000