4, 93 Portland Road

, Worthing, BN11 1QE

Guide price £180,000

Leasehold Council Tax Band A

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A gothic style church conversion forming part of this period conversion. In brief the accommodation comprises communal front entrance, superb open plan lounge/studio/kitchen with feature leaded light windows and solid wood floors.

There is a modern fitted kitchen with integrated oven/hob/extractor fan, dishwasher, washing machine, and fridge/freezer. There is a modern fitted bathroom.

There is a portion of garden allocated to the property. Other benefits being CHAIN FREE, a town centre location, and an ideal buy-to-let/first time buy.

Located in Portland Road, the property is ideally situated in the town centre being just a short stroll from the recently renovated Portland Place with a selection of bars, restaurants and cafes.

The nearest mainline railway station is Worthing town centre giving great links to most major towns and cities.

Permit parking is available, and all enquiries should be made to the sellers sole agents by contacting this office.

New 125 lease on completion
Service charge £1000pa approx

Entrance Hall

Studio Room/Kitchen
24'3 x 18'10 (7.39m x 5.74m)

Bathroom
8'2 x 5'1 (2.49m x 1.55m)

Under Stairs Storage/Office Area

Floor Plan

GROUND FLOOR

KITCHEN

STORAGE

BATHROOM

STUDIO AREA

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.
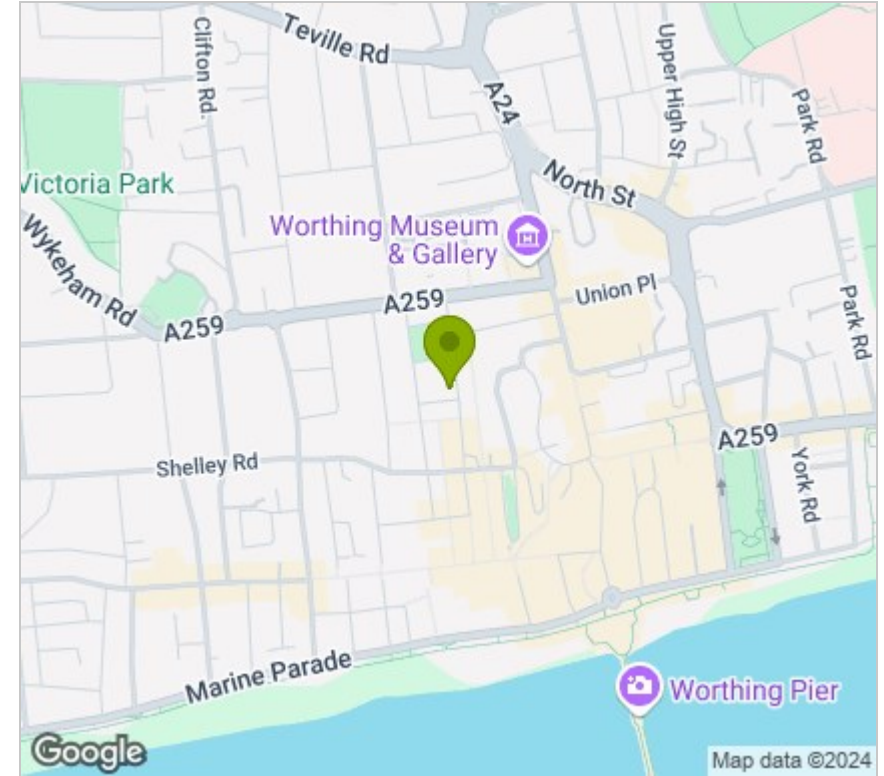Made with Metropix ©2024

Viewing

Please contact our Worthing Office on 01903 958770
if you wish to arrange a viewing appointment for this property or require further information.

Area Map

Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	66	66
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales — EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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