

# London Street

## Worthing

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## About the property

SOLD BY LEXTONS AUCTIONS

Auction Guide Price £275,000

Rare opportunity to purchase this freehold corner residence with the benefit of planning permission under application number AWDM/0481/21 granted on 25 August 2022 for two self contained flats comprising of a 2 bedroom ground floor flat with garden and a two bedroom first and second floor maisonette with second en suite shower room.

In addition to the current planning permission, it is considered that via a new application, conversion into a large family house is possible.

Situated within this popular residential location close to Victoria Park, West Worthing Railway Station and local shops in Teville Road.

We are advised the CIL payment is £3,600.

# London Street Worthing

£275,000



4

BEDROOM

2

RECEPTION

2

BATHROOM





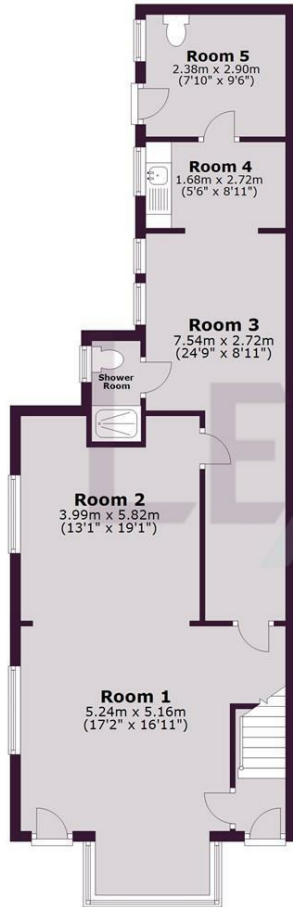




SCAN HERE TO VIEW ALL AUCTION PROPERTIES

**Ground Floor**

Approx. 74.1 sq. metres (797.7 sq. feet)



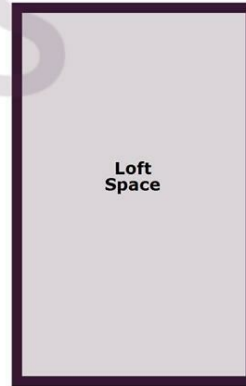
**First Floor**

Approx. 61.5 sq. metres (662.1 sq. feet)



**Second Floor**

Approx. 30.7 sq. metres (330.7 sq. feet)



Total area: approx. 166.3 sq. metres (1790.5 sq. feet)



Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.

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| 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 |           |