



CASH BUYER ONLY Balcombe Avenue, Worthing, BN14 7RS

Guide Price £250,000

**** CASH BUYER ONLY - Life time tenancy applies**** Aspire Residential are delighted to bring to the market this unique investment opportunity to purchase a three bed mid terrace house with a SITTING TENANT. PLEASE NOTE THIS PROPERTY CANNOT BE OCCUPIED BY A RESIDENTIAL HOME OWNER UNTIL THE TENANT DECIDES TO VACATE. Internally the property requires some updating, however presents the incoming purchaser with a fantastic opportunity to add their own stamp. Cash buyers only.

- ****Cash buyers only****
- Fantastic location
- West facing garden
- Close to two mainline train stations
- Easy access to the A27 & A24

- Sitting tenants, not for residential occupation
- Character features
- Requires updating
- Popular schools
- Call today to book your viewing



Tarring, a historic and quaint neighbourhood in Worthing, captivates residents with its charming blend of period architecture and a warm community atmosphere. With its cobbled streets and historic buildings, Tarring exudes a sense of timeless character. The area features a mix of traditional cottages, Victorian houses, and modern residences, creating a diverse yet cohesive streetscape. Tarring boasts a thriving local community with independent shops, cafes, and cultural venues. Residents can also enjoy the nearby Tarring Park, contributing to the areas appeal as a delightful residential enclave that seamlessly blends history with contemporary living.



EPC Rating:

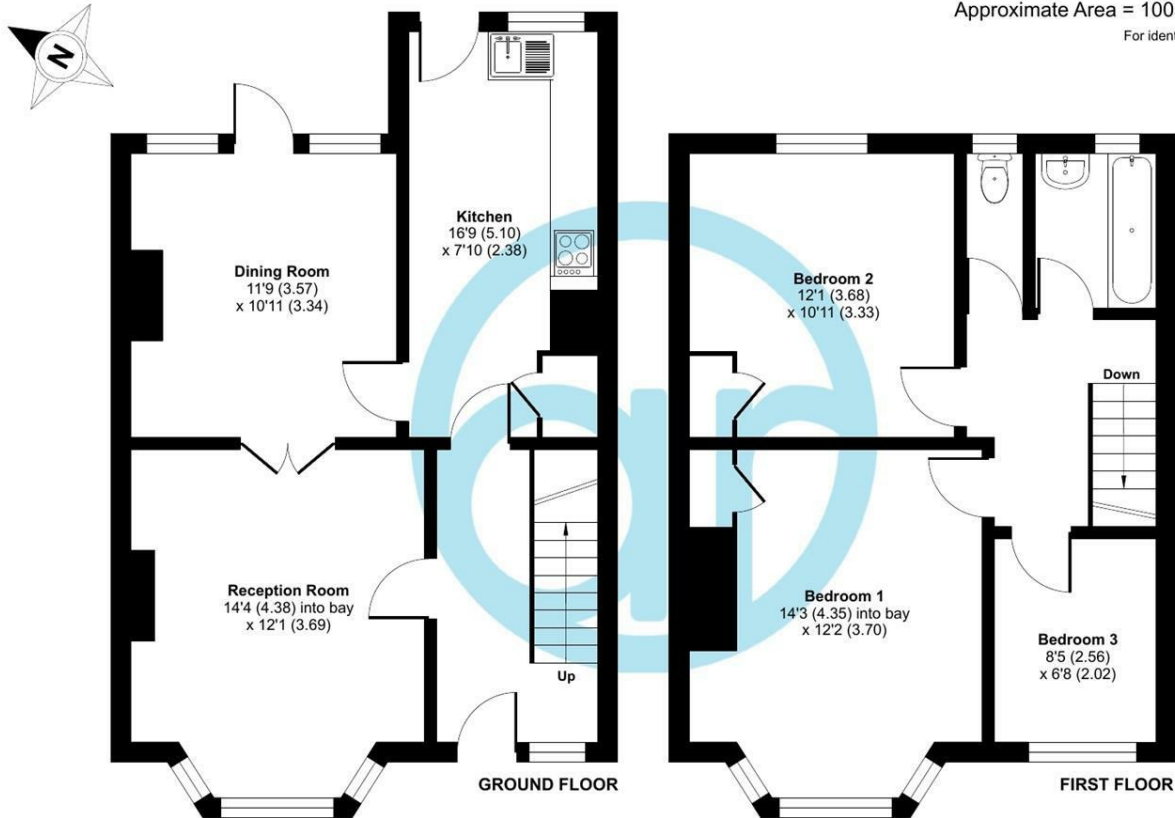
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Approximate Area = 1005 sq ft / 93.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Aspire Residential Real Estate. REF: 1183686

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