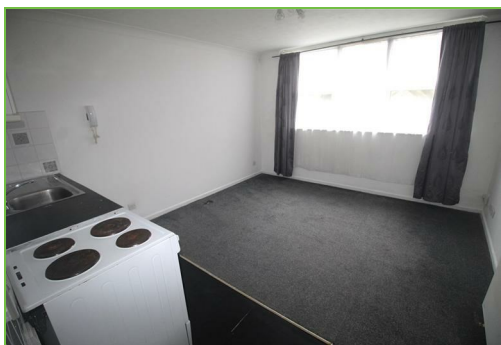




28, Carnegie House Littlehampton Road, Worthing, West Sussex, BN13 1NW

Offers Invited £80,000

****BUY TO LET INVESTORS ONLY**** A ground floor studio apartment within this well maintained development on Littlehampton Road. Being located close to local shops and supermarket express, with easy access onto the A27. This would make an ideal buy to let investment and is marketed to cash buyers only due to a 50 year lease remaining. The accommodation comprises open plan studio room/kitchen, inner hallway and bathroom. Communal parking to the rear of the development. No Chain. Currently achieving £9000pa.



Ground floor

Communal hallway with front door:

Entrance hall

Double glazed window, cupboard housing electric consumer unit and cupboard housing hot water tank.

Open plan studio/kitchen

13'5 x 11'9 (4.09m x 3.58m)

Studio: Electric night storage heater, double glazed window to front, ceiling coving and ceiling spot lighting.

Kitchen: A range of wall and base units with work surfaces incorporating a stainless steel sunk unit, electric cooker point, plumbing for washing machine and tiled splash back. Entry phone, small storage cupboard and ceiling spot lighting.

Bathroom

White suite comprising a panelled bath with electric shower over, pedestal wash basin, low level wc and an extractor fan.

Off street parking

To the rear of the development on a first come first serve basis.

Agents note

Lease 50 years remaining

Annual service charge £1300 approximately

Ground rent £64pa

J Nicholson & Son 0208 5546065 Managing agents.

We recommend you have this verified by your legal representative at your earliest convenience.

Disclaimer

MORTGAGE ADVICE - MORRISSEYS ARE ABLE TO OFFER INDEPENDENT ADVICE AT COMPETITIVE RATES NB: No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. Room Measurements Are Given For Guidance Only And Should Not Be Relied Upon When Ordering Such Items As Furniture, Carpets Or Appliances. No liability is Taken for any Error, Omission or Misstatement. The Agents Have Not Tested Any Apparatus, Equipment, Fittings Or Services So Cannot Verify That They Are In Working Order. A party Must rely on its own Inspections and the Buyer Is Advised To Obtain Verification From Their Solicitor Or Surveyor on the Freehold/leasehold status of the property. MORRISSEYS OFFER A FULLY COMPREHENSIVE LETTING SERVICE AND ARE ABLE TO ADVISE YOU FREE OF CHARGE THE APPROXIMATE RENTAL VALUE OF THIS PARTICULAR PROPERTY. VIEWING STRICTLY BY APPOINTMENT WITH MORRISSEYS.