



Lennox Road, Worthing, BN11 1DD By Auction £475,000 Freehold

FOR SALE BY AUCTION on 25th September 2024

Guide Price £475,000+

An outstanding high yielding freehold residence as 6 self contained studio rooms, all let on AST's each with their own ensuite shower rooms and wc's and benefiting from gas central heating and double glazed windows. Finished to the highest of standards, it is doubted there is a finer example of this type of property currently for sale. A fully fitted communal kitchen and dining room offer the perfect relaxation space whilst washing a machine is fully available.

There is a parking space that is currently unlet on a formal basis therefore there is potential to increase the current rent by another £720 per annum.

Located within this popular position of being close to the centre of Worthing and the seafront, both of which enjoy an entire host of leisure and recreational facilities whilst access is fully able to West Worthing Railway Station.

Table of Rents & Outgoings

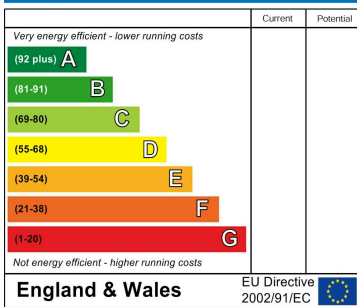
Rent



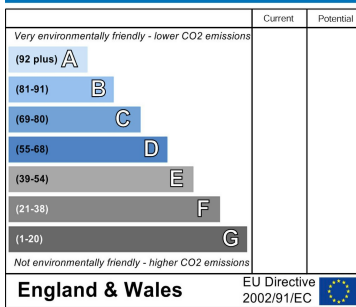


Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or lending purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating



Environmental Impact (CO₂) Rating



VIEWING: BY APPOINTMENT THROUGH PARSONS SON & BASLEY
TEL: 01273 274 040

THE PROPERTY MISDESCRIPTIONS ACT 1991:

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sale particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998:

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent