



## Nursery Lane, Worthing

- Ground Floor Flat
- Double Bedroom
- Spacious Lounge/Diner
- Courtyard Garden
- Unallocated Parking
- EPC Rating - E
- Buy To Let Investors ONLY
- Council Tax Band - A

Offers In Excess Of  
**£150,000**  
Freehold

\*\*\*BUY TO LET INVESTORS ONLY.\*\*\*

We are delighted to offer this well-presented ground-floor flat ideally situated in this favoured central location just yards from the town centre shops and restaurants and with the beach, bus routes, parks, schools, and the mainline station all nearby, making this the perfect investment opportunity. Accommodation comprises a kitchen, a spacious lounge/diner, a double bedroom, and a shower room. Other benefits include the freehold to the whole building, with the upstairs flat having 63 years remaining on the lease, unallocated off-road parking, a courtyard garden, and a tenant in there for three years on an AST agreement paying £800 per calendar month.

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## Accommodation

### Unallocated Parking Space

#### Lounge/Diner 17'2" x 13'1" (5.24 x 4.00)

Radiators. Dual aspect double glazed windows and front door.

#### Kitchen 11'10" x 4'6" (3.61 x 1.38)

Tiled splashback. Wall, drawer, and base units. Integrated oven and four ring electric hob. Basin and drainer. Double glazed window and velux window. Space for washing machine and fridge/freezer. Worcester combo boiler with wall mounted thermostat. Spotlights.

#### Bedroom 13'3" x 7'7" (4.05 x 2.33)

Double glazed window and door to courtyard. Built-in wardrobe. Radiator.

#### Shower Room

Fitted shower cubicle with wall mounted shower and controls. Back to wall WC. Wall mounted heated towel rail. Wash hand basin inset into a vanity unit below. Double glazed frosted window.

#### Courtyard Garden

Wall enclosed courtyard garden with astro turf floor.



30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

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## Floor Plan

Approx. 38.2 sq. metres (410.8 sq. feet)



Total area: approx. 38.2 sq. metres (410.8 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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