

4 Sussex Court, Tennyson Road, Worthing, West Sussex, BN11 4BT

£175,000

Council Tax Band: A



We are delighted to offer this 1 bedroom first floor CHAIN FREE flat to the market with the benefit of a garage in compound. Located in the popular poets district close to both town centre and Worthing central station.

In need of a decoration to bring this bright and spacious property back to it's best. Dual aspect large lounge bringing lots of natural light into the room. Great sized double bedroom, plenty of storage, bathroom and kitchen with plumbing for washing machine. There is an electric oven with 4 ring hob, EICR certificate in place with new fuse box circa three years ago. uPVC double glazing throughout. There are also communal gardens for all to enjoy.

Ideal for first time buyers or investors looking to add to their portfolio with potential rental 900-£1000 pcm achievable after internal improvements.

Less than 1/4 mile to Worthing town centre, less than 1/2 mile to Seafront, less than 1/2 mile to Worthing mainline station.

Lease circa 942 Years.

Maintenance - Approx £2034 Per Annum



22 South Farm Road, Worthing, West  
 Sussex, BN14 7AA  
 01903 532225  
 worthing@localagent.co.uk



Total area: approx. 55.1 sq. metres (593.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	51	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	