



**£195,000**  
**South Farm Road**  
Worthing, BN14 7AA



## PROPERTY SUMMARY

CASH BUYERS ONLY.

We are pleased to bring to the open market this first floor one bedroom flat with it's own private entrance and additional loft room.

The property features one double bedroom, in addition to the main living area, there is an extra loft room that can be utilised as a second bedroom, office, or storage space, offering flexibility to suit your needs. The loft room is currently used as a second bedroom with bath and a velux window to bring in natural light. The entire property was fully refurbished just two years ago, ensuring a modern and fresh interior throughout.

With gas central heating and double glazing throughout you can stay warm and comfortable during the colder months.

Lease - Circa 81 Years Remaining  
Ground Rent - £150 per annum

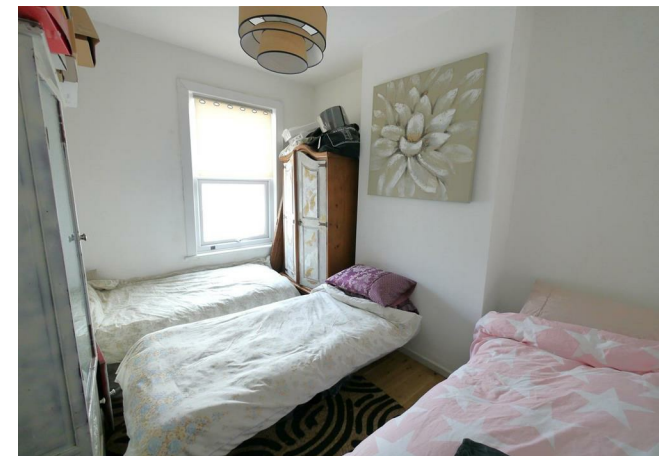
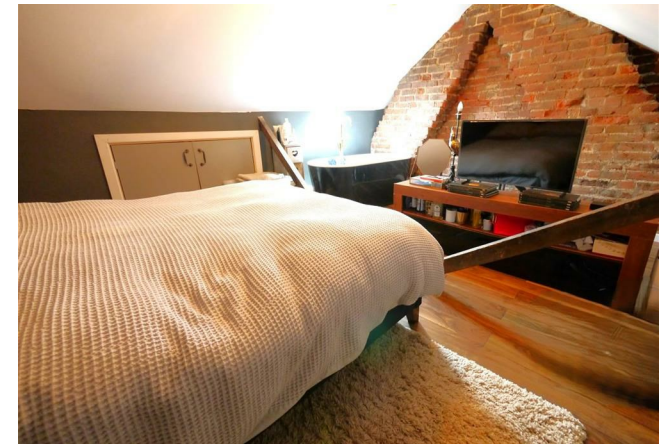
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LOCAL AUTHORITY

TENURE  
Leasehold

COUNCIL TAX BAND  
A

VIEWINGS  
By prior appointment only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	68
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements