



**£99,000**

**Hardwicke Lodge**

Worthing, BN11 4BU



## PROPERTY SUMMARY

We are pleased to bring to the market this ground floor studio flat for CASH BUYERS ONLY.

The flat includes a separate bathroom, separate kitchen. With gas central heating, you can expect a warm and inviting atmosphere throughout the year.

This flat benefits from a garage in the compound plus non allocated parking on a first come first serve basis. This is a rare find in such a desirable location, providing you with peace of mind and convenience.

Hardwicke Lodge is situated in a pleasant area, offering easy access to local amenities and transport links, making it an excellent choice for both first-time buyers and those looking to downsize. Whether you are seeking a comfortable home or a smart investment opportunity, this studio flat presents a wonderful option.

Currently rented at £625pcm.

Lease - Circa 44 Years Remaining

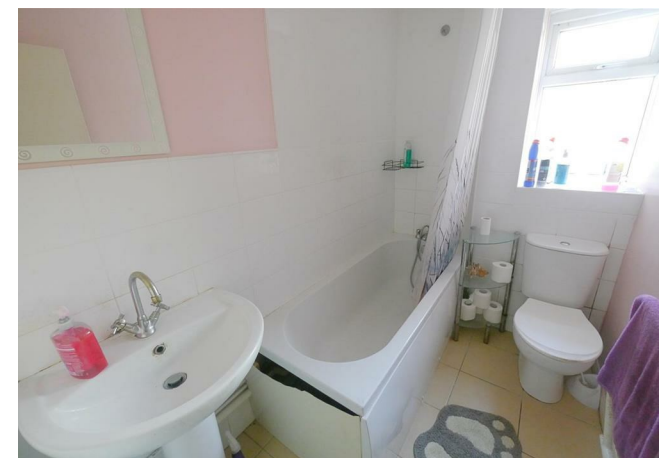
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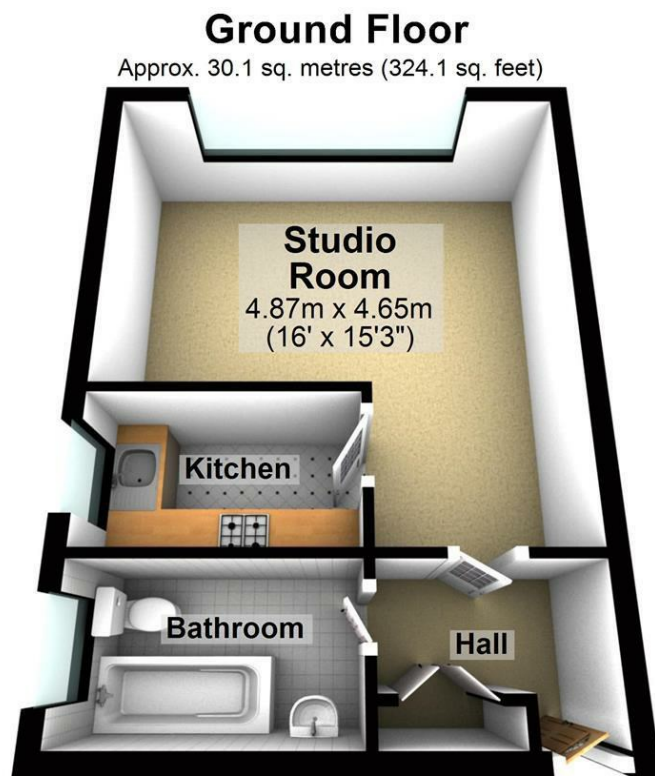


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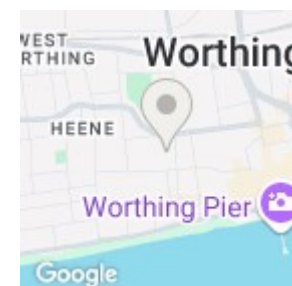
Total area: approx. 30.1 sq. metres (324.1 sq. feet)

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>                            |         | 73                      |
| (55-68) <b>D</b>                            | 56      |                         |
| (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



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