



£135,000

Hardwicke Lodge, Tennyson Road

Worthing, BN11 4BU

PROPERTY SUMMARY

We are pleased to bring to the market this second-floor flat one bedroom flat to CASH BUYERS ONLY.

The property features a well-proportioned reception room, providing a welcoming space for relaxation and entertaining. The large bedroom benefits from a double built in storage cupboard.

One of the standout features of this flat is the gas central heating. Additionally, the double glazing enhances energy efficiency and helps to keep noise at bay, allowing for a tranquil living experience.

Residents can enjoy the benefits of a communal front garden, perfect for those who appreciate a touch of greenery without the maintenance of a private garden. While parking is non-allocated on a first come first serve basis, the surrounding area offers various options for parking.

Currently rented at £658pcm

Lease - Circa 44 Years Remaining

Service Charge - £2423 per annum

1



1



1







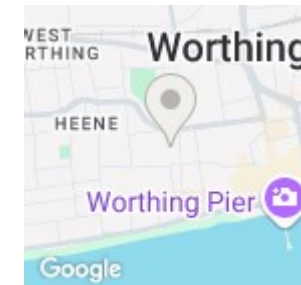
Total area: approx. 46.9 sq. metres (504.3 sq. feet)

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	65	76
	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



OFFICE ADDRESS
22 South Farm Road
Worthing
West Sussex
BN14 7AA

OFFICE DETAILS
01903 532225
worthing@localagent.co.uk
www.openhouseworthing.co.uk