

£225,000
South Farm Road
Worthing, BN14 7AA

PROPERTY SUMMARY

We are pleased to bring to the market this two/three bedroom spacious top floor flat with vacant possession.

This chain-free property comes with a new 99 year lease upon completion, making it an attractive option for buyers looking for a hassle-free move.

The property boasts two spacious reception rooms or alternatively one reception room and a third bedroom, a recently fitted shower room and kitchen, the property also benefits from a private entrance making this property ideal for couples and small families.

Conveniently located close to Worthing station, commuting and exploring the surrounding areas is a breeze. The vibrant local community, with its array of shops, cafes, and beautiful seafront.

Lease - New 99 Year Lease on Completion

Maintenance - Circa £1200 per annum

Ground Rent - Circa £150 per annum

3



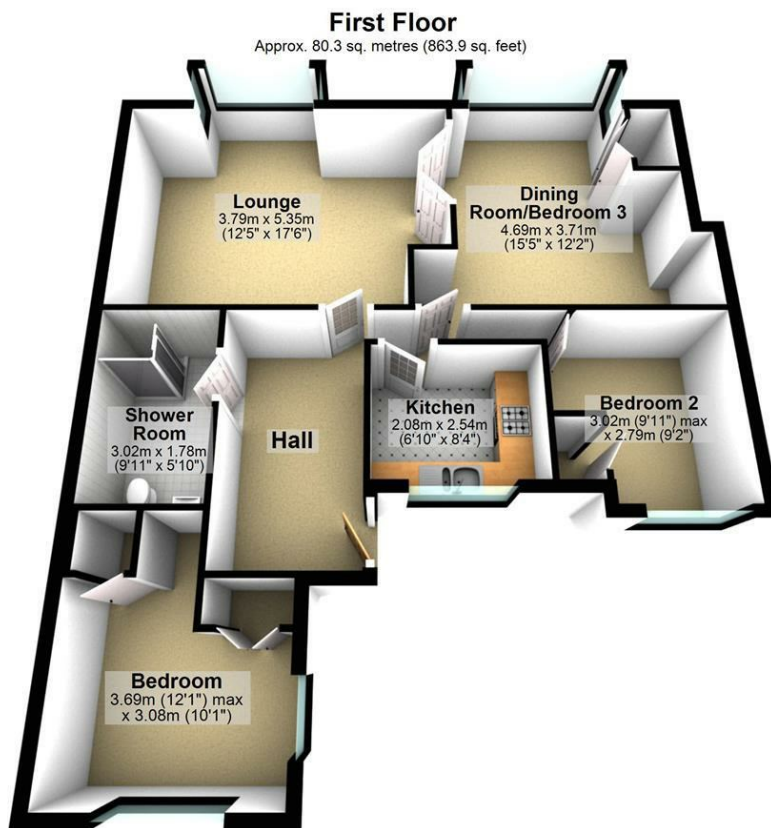
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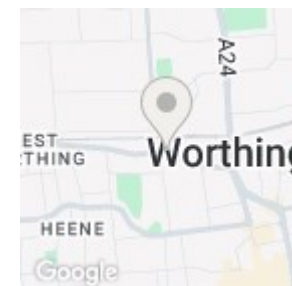
Total area: approx. 80.3 sq. metres (863.9 sq. feet)

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	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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