

£175,000

Friar Walk

Worthing, BN13 1BL

PROPERTY SUMMARY

We are pleased to bring to the market this delightful one bedroom flat which benefits from it's own private entrance and being sold CHAIN FREE.

The property comprises one spacious bedroom and good size lounge providing a peaceful retreat at the end of the day.

One of the standout benefits is the long lease which adds to the appeal, providing security and peace of mind for future homeowners.

This flat is an excellent opportunity for first-time buyers, investors, or anyone seeking a low-maintenance living space in a sought-after location.

Lease - Circa 954 Years Remaining

Ground Rent - Peppercorn

Maintenance - As Of When Basis

1



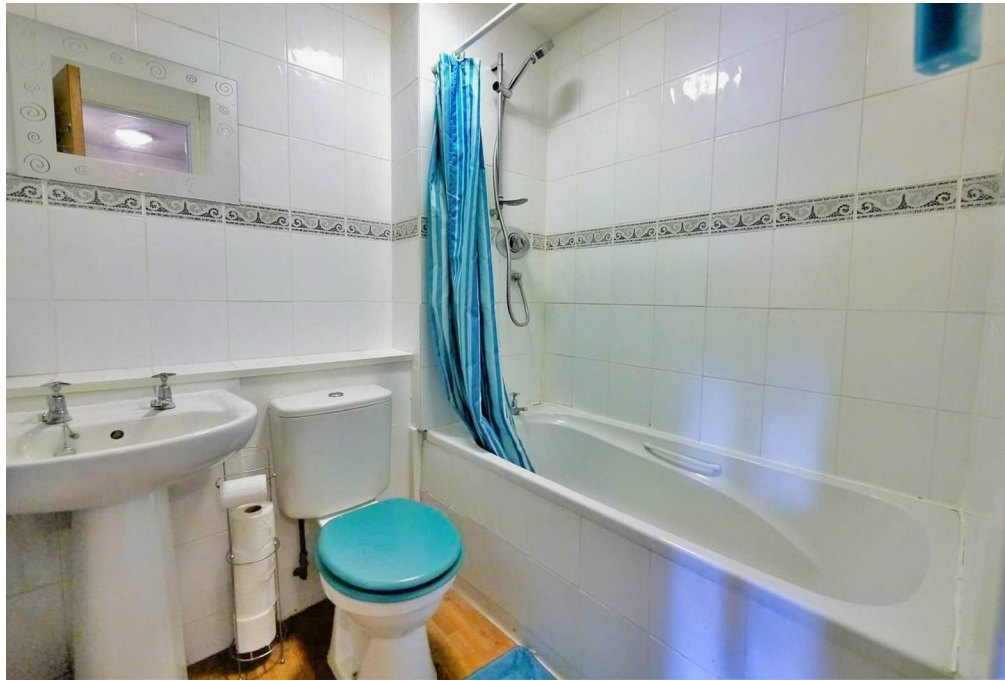
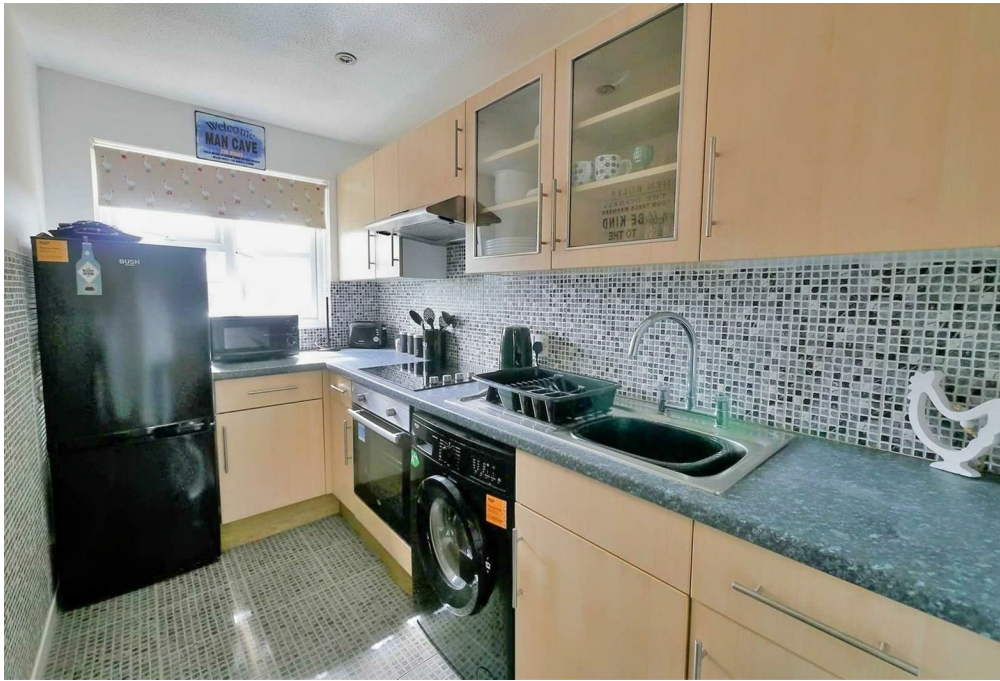
1



1







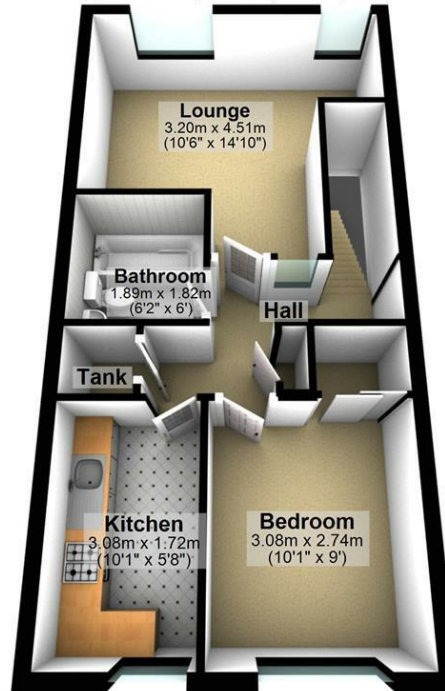
Ground Floor

Approx. 3.9 sq. metres (41.7 sq. feet)



First Floor

Approx. 36.1 sq. metres (388.9 sq. feet)



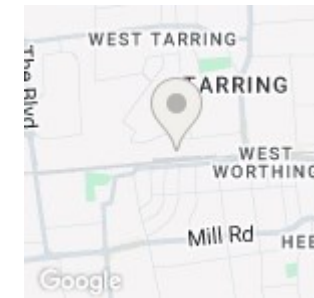
Total area: approx. 40.0 sq. metres (430.6 sq. feet)

LOCAL AUTHORITY

TENURE
Leasehold

COUNCIL TAX BAND
B

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	72	82
	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