



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



Flat 3 11 Downview Road

, Worthing, BN11 4QN

Guide price £145,000

Leasehold Council Tax Band A



We are delighted to present this chain free spacious one bed ground floor flat in Downview Road, close to Worthing's historic seafront and vibrant town centre, and only a short distance from West Worthing train station, enabling easy access into London, Brighton, and Littlehampton.

The property, which is surprisingly bright and spacious throughout and boasts a range of beautiful period features, comprises and large main living room, a good-sized double bedroom, a fitted kitchen, and bathroom. It also benefits of beautifully maintained front and rear communal gardens, and plenty of resident parking. It is also offered chain free.

The property has the benefit of front and rear beautifully maintained communal gardens which are laid to lawn and fringed with established plants, shrubs, flower beds, and mature trees. A gravel driveway leads alongside the property to a large resident parking area situated to the rear.

This is a genuinely lovely flat in a hugely desirable area, which would ideally suit buy-to-let investors. Viewing is essential to fully appreciate all it has to offer.

Lease years remaining - 60 - for this reason viewings will be for CASH buyers only  
Service charge £858.30 pa  
Ground rent £100 pa

### Entrance hall





Sitting room  
14'5 x 14'1 (4.39m x 4.29m)

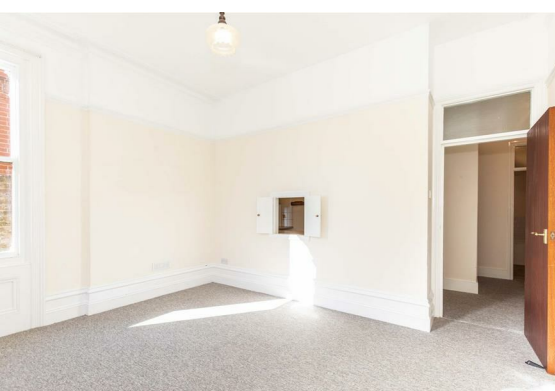
Kitchen  
11'4 x 5'8 (3.45m x 1.73m)

Bedroom  
12'10 x 12'1 (3.91m x 3.68m)

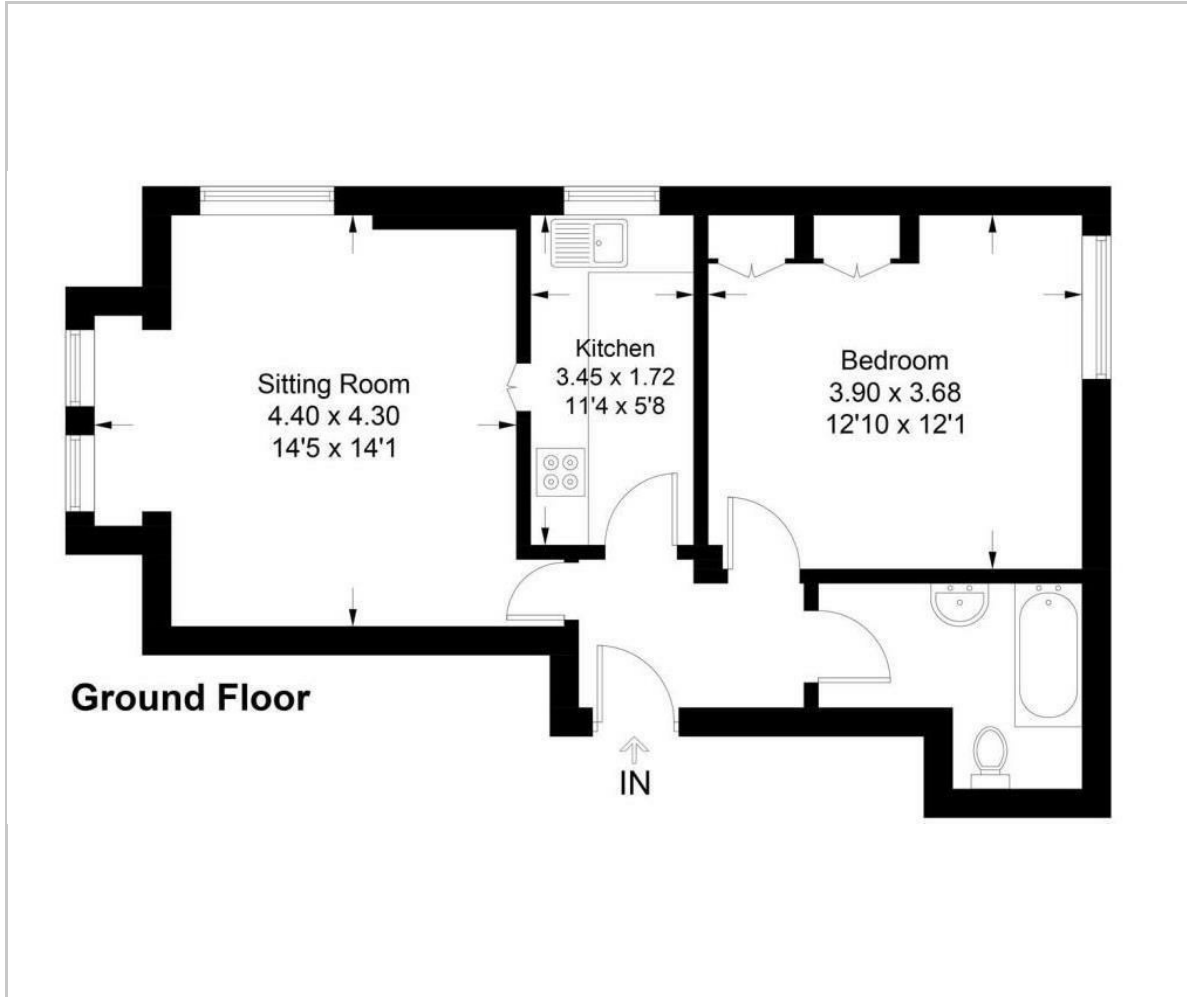
Bathroom

Communal gardens

Residential parking



## Floor Plan



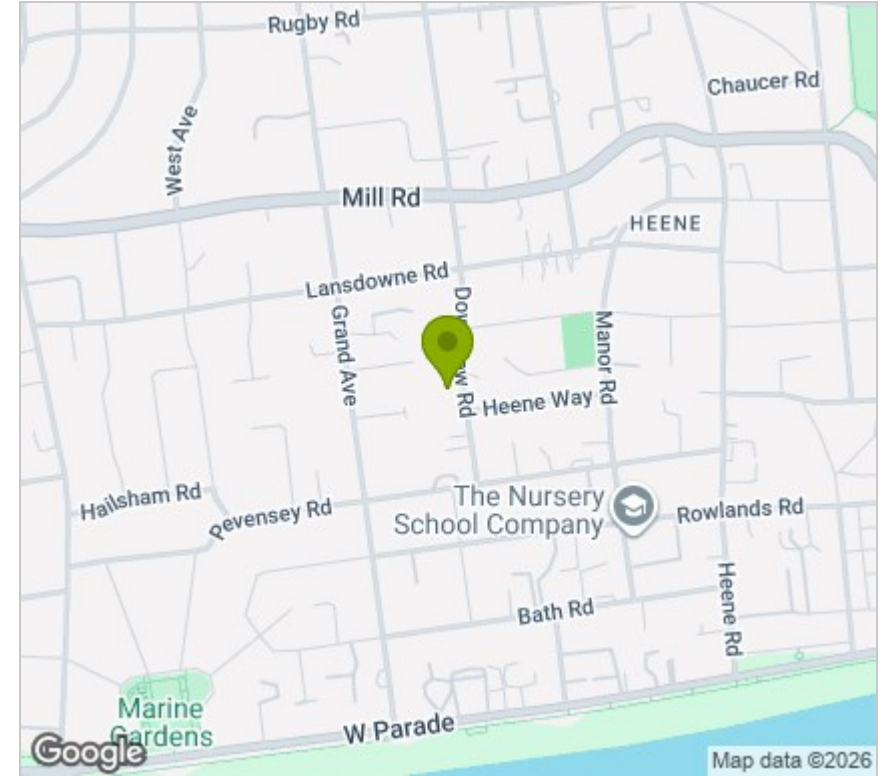
## Viewing

Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.

## Area Map



## Energy Efficiency Graph

