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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



amme

15 & 15a Crescent Road

, Worthing, BN11 1RL

£375,000

Freehold Council Tax Band

TEAS  
COFFEE  
ALL DAY  
Hot + Cold  
SNACKS  
LUNCHES  
Afternoon  
TEAS

We are delighted to offer this investment opportunity For Sale.

Situated in the heart of Worthing Town Centre in Crescent Road the property is close to local amenities and principle shops including Boots, Marks and Spencers, H&M and KFC. The property is approximately 0.6 of a mile from Worthing's mainline railway station with regular services along the south coast and to London.

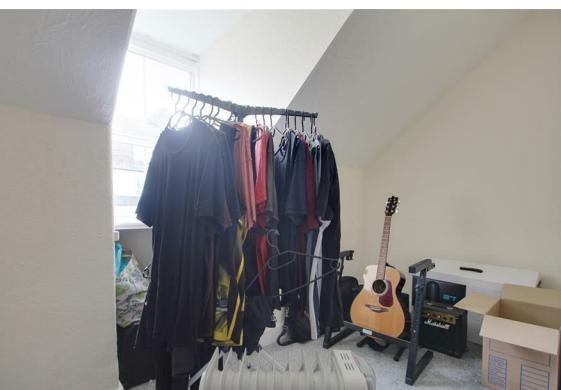
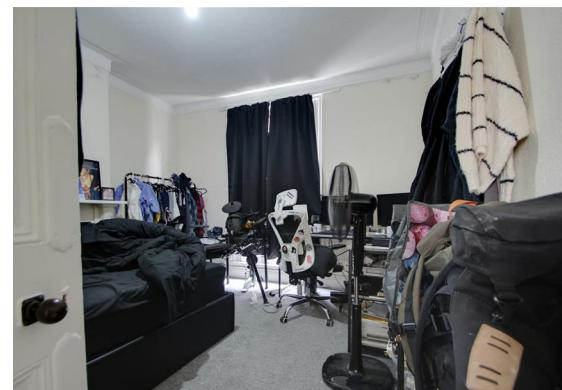
The property is being offered for sale as a Freehold investment with the ground floor commercial unit and residential flat both currently rented out. The Ground floor commercial unit is currently a cafe while the residential element is a 4 bedroom maisonette. The property is currently producing a total income of £26,150pa.

EPC -  
Flat - E (42)  
Shop - C (59)

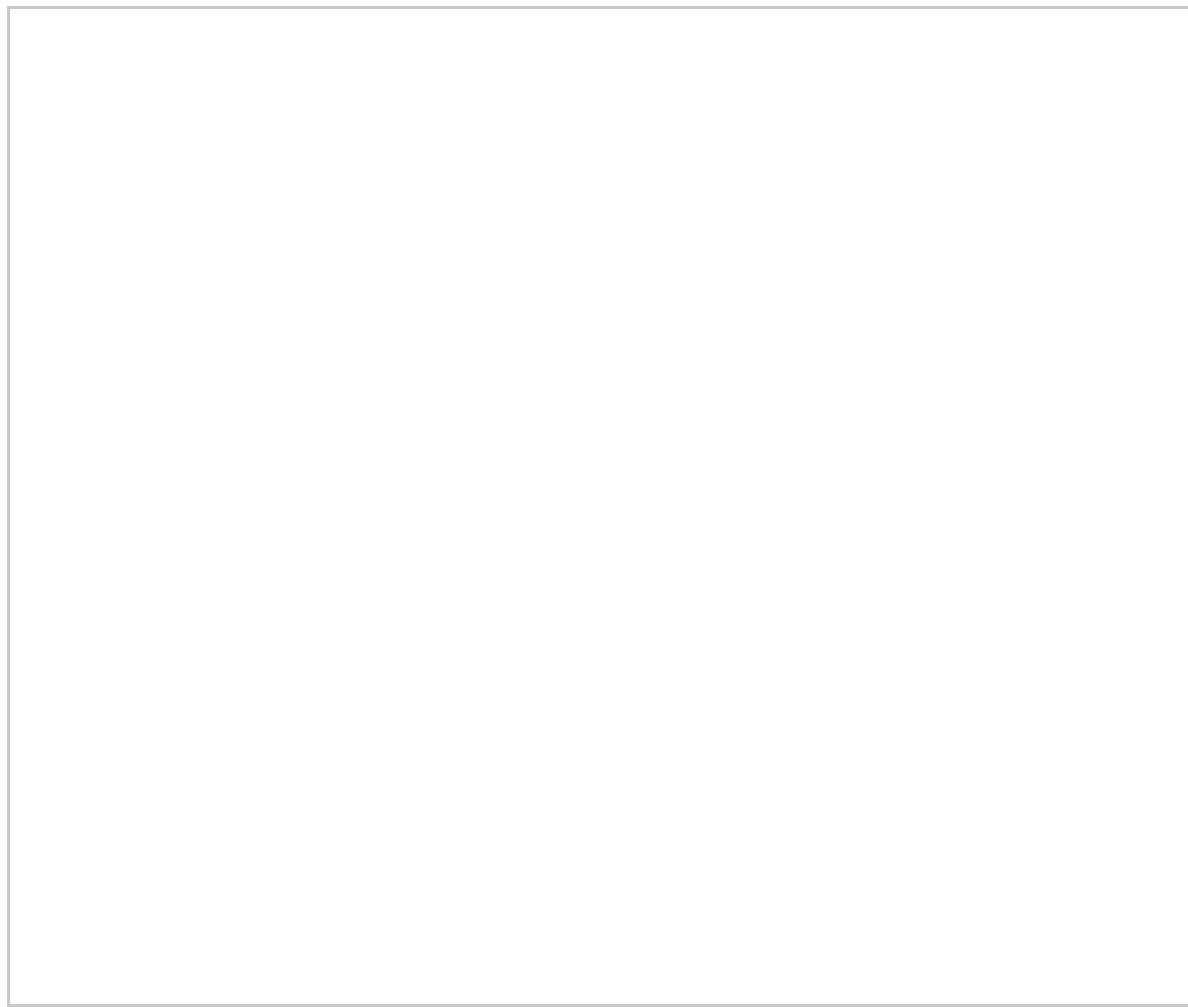
Freehold For Sale - £375,000

Legal Fees - each party to pay their own legal costs unless otherwise agreed.





## Floor Plan



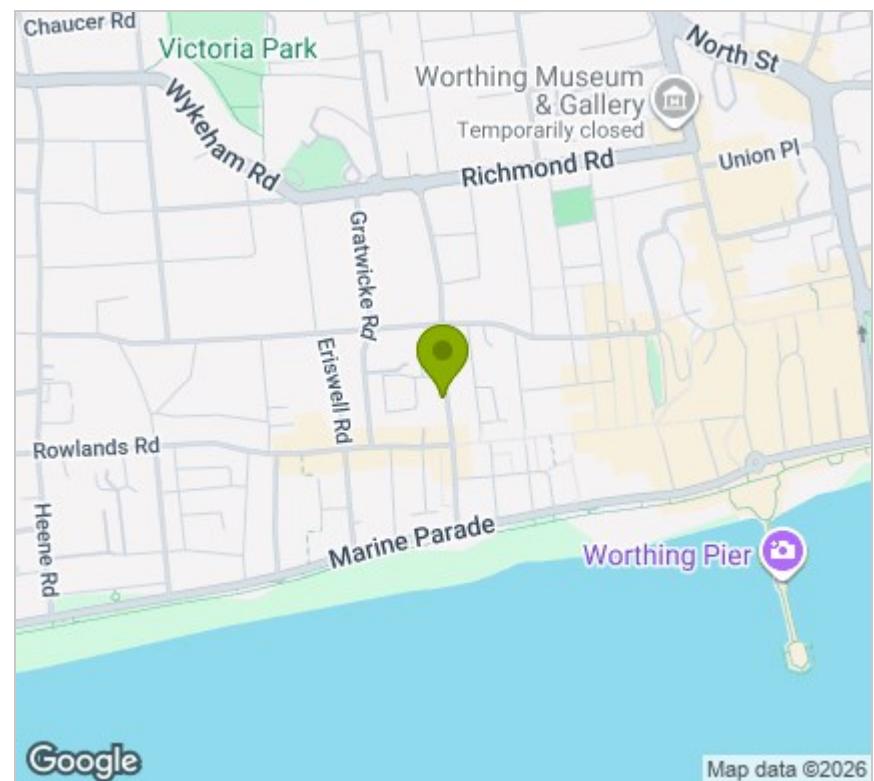
## Viewing

Please contact our Ferring Sales Office on 01903 958655  
if you wish to arrange a viewing appointment for this property or require further information.

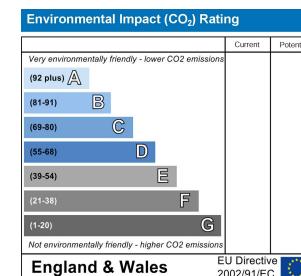
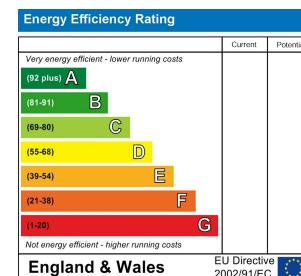
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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



[www.jamesandjamesea.co.uk](http://www.jamesandjamesea.co.uk)

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