



## Friar Walk, Worthing Offers In The Region Of £179,950

A well-presented, modern first-floor flat located in the popular and established area of Tarring. This property is offered for investors only, with a tenant already in place providing immediate rental income.

The flat benefits from a practical and modern layout, well-maintained interiors, and allocated parking, making it an attractive long-term rental proposition. Positioned on the first floor, it offers a good balance of privacy and accessibility.

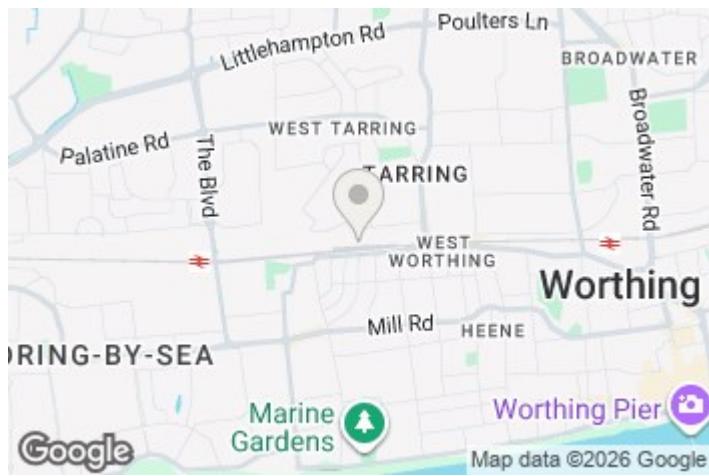
The current tenant signed a new tenancy agreement in January 2026 and will remain in occupation as part of the sale, ensuring continuity of income from day one.



**Council Tax Band: B**

- First Floor Apartment
- Investors only
- 6.2% Yield
- EPC Rating D
- Tenure - Share of the freehold
- Close to West Worthing Train Station
- Sold with tenant in situ - new agreement signed Jan 26
- Allocated parking space
- Maintenance - As and when required.





## EPC Rating:

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	

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