



**Lyndhurst Road
Worthing, BN11 2DG**

Guide Price £165,000

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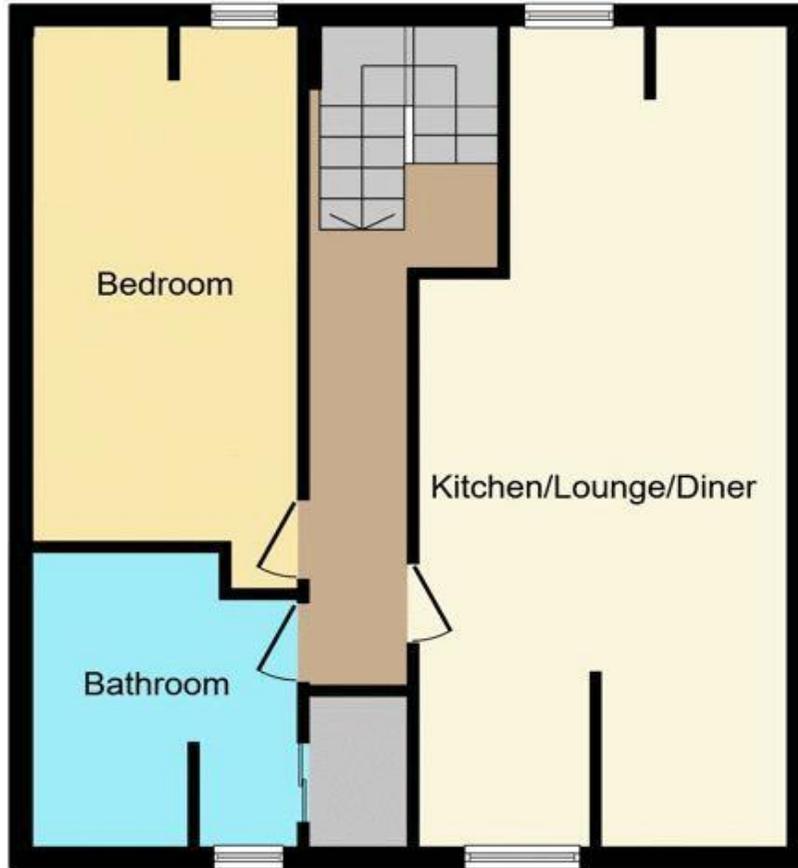
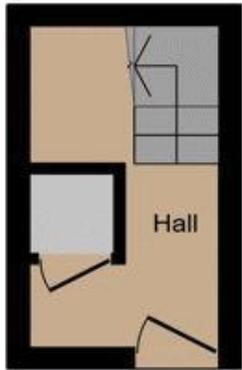


MAIN FEATURES:

- Well Presented Second Floor Apartment
- Fitted Kitchen Open Plan to Lounge/Diner
- Double Bedroom
- Good Size Bathroom/WC
- Landlords Only

An excellent opportunity for landlords to acquire this well presented second floor apartment, offered with a tenant in situ, providing immediate rental income. The property features a fitted kitchen open plan to a bright lounge/diner, creating a contemporary living space ideal for today's lifestyle. The double bedroom benefits from good natural light, while the bathroom/WC is well maintained and neatly finished. Situated on the second floor, the apartment enjoys an elevated position within this popular property.

Lyndhurst Road is superbly located in central Worthing, just a short stroll from the town centre, mainline railway station, Worthing Hospital and the seafront. Residents benefit from an excellent selection of shops, cafés, restaurants and leisure facilities nearby, as well as convenient transport links to Brighton, Chichester and London. Worthing's award-winning beach and promenade offer the perfect setting for coastal walks and outdoor relaxation. This is a ready-made investment in a sought-after seaside town with strong rental demand. Early viewing is highly recommended to appreciate the location and opportunity on offer.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Viewings: By appointment.

For further information contact us:

T: 01903 331031 / 0800 033 7 943

E: info@getanoffer.co.uk

We're Open:

8am – 8pm 7 days a week

www.getanoffer.co.uk

01903 331031

38a Goring Road, Worthing, West Sussex, BN12 4AD

info@getanoffer.co.uk

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