



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

†: 01903 958282

e: salesenquiries@jamesandjamesea.co.uk

70 | Broadwater Street West | Worthing | BN14 9DW

BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



Flat 2 9 West Buildings

, Worthing, BN11 3BS

Asking price £140,000

Leasehold Council Tax Band A



1



1



1



C

Located just a short stroll from the beach and the wide range of amenities in Worthing town centre, this attractive ground floor conversion combines convenience with character, retaining some appealing period features.

The property is ideally positioned close to the heart of Worthing, offering an excellent selection of shops, cafés, restaurants, bars and traditional pubs. As a vibrant seaside town, Worthing also boasts theatres, cinemas, a pier with amusements, and family-friendly entertainment at the Lido. For commuters, Worthing train station is approximately 0.7 miles away, providing direct services to London.

Internally, the accommodation comprises a welcoming hallway giving access to all rooms. The lounge benefits from a large bay window, flooding the space with natural light. The kitchen is fitted with a range of wall and base units, offering generous storage and worktop space, and leads through to the bathroom. The property also features a well-proportioned double bedroom. Completing the accommodation is a bathroom fitted with a bath, wash basin and WC.

Service charge £2200 pa (approx)

Ground rent £100 pa (approx)

Lease years remaining - 124

Communal Entrance

Entrance hall



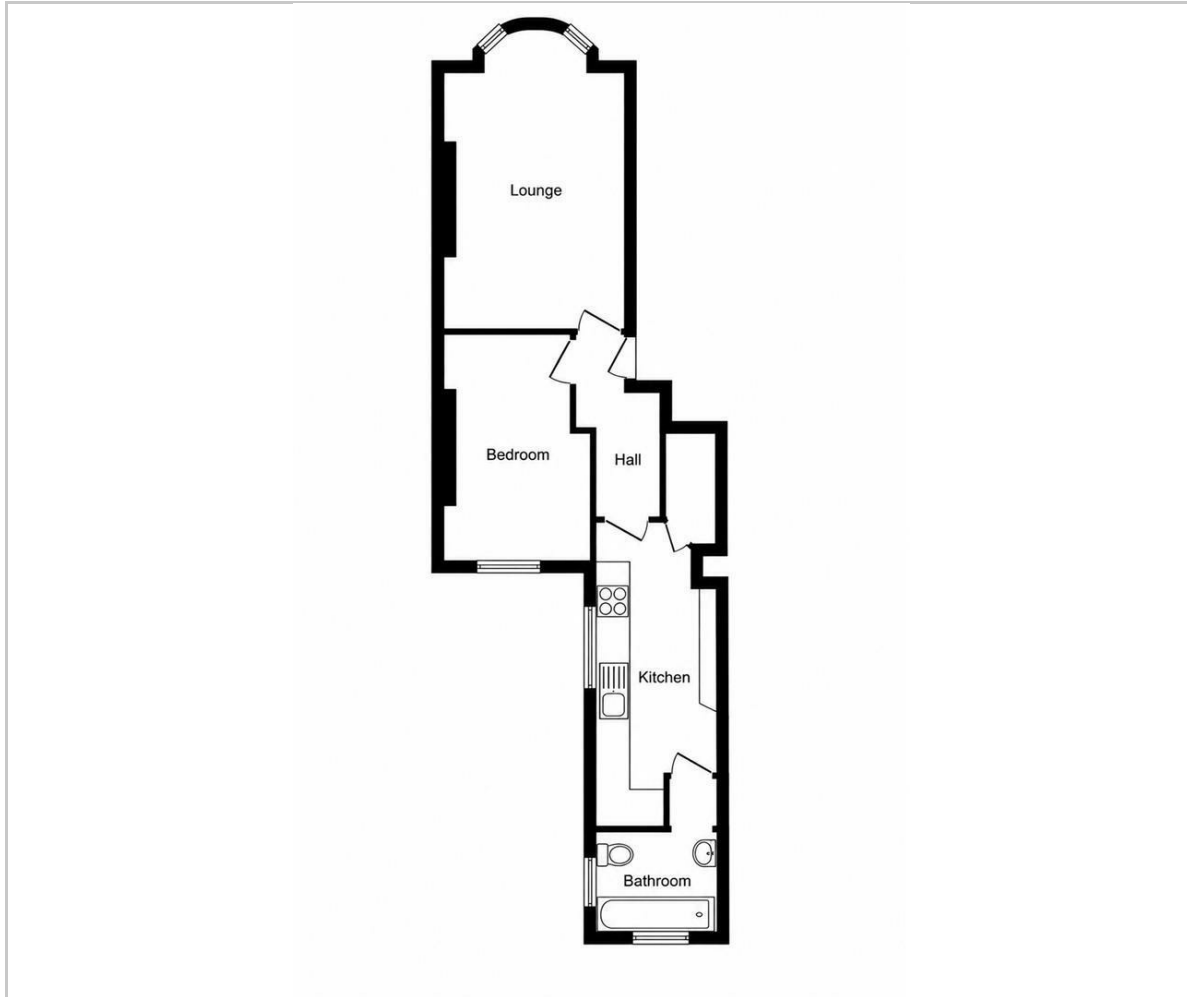
Lounge  
14'9 x 10'6 (4.50m x 3.20m)

Kitchen  
13'1 c 5'7 (3.99m c 1.70m)

Bedroom  
12'10 x 8'6 (3.91m x 2.59m)

Bathroom

## Floor Plan



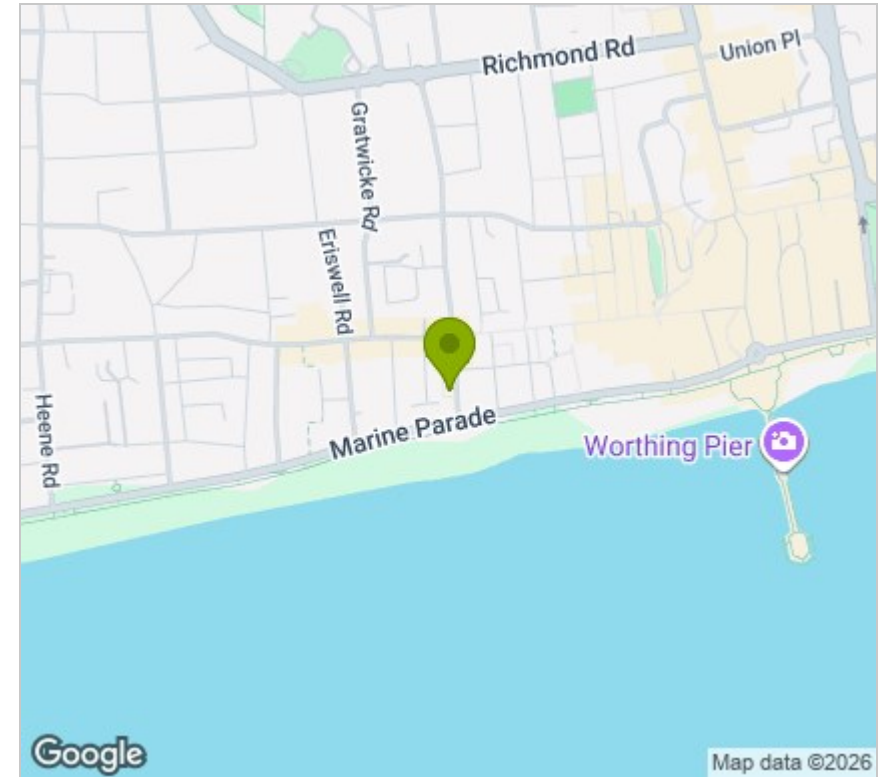
## Viewing

Please contact our Broadwater Office on 01903 958282 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

