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Description

** INVESTMENT OPPORTUNITY **

We are delighted to offer to the market this one double bedroom ground floor flat, ideally situated within walking distance of Worthing seafront, Splashpoint Leisure Centre, and the town centre, providing easy access to a wide range of trendy shops, cafes, and restaurants.

Forming part of the ground floor of an attractive pillar-fronted converted building, the property benefits from high ceilings and an exceptionally spacious south/west-facing living room with attractive sash windows, gas-fired central heating, a modern fitted kitchen, and a shower room.

This centrally located home presents an excellent opportunity for first-time buyers, investors, or those seeking a convenient coastal base. Additional benefits include an allocated parking space. Early viewing is highly recommended. Please note this property is being sold to cash buyers only due to the nature of works being carried out on the building.



Key Features

- One Bedroom Ground Floor Flat
- Sash Windows
- Gas Fired Central Heating
- Close to Splashpoint Leisure Centre
- Allocated Off-Road Parking Space
- Spacious South and Westly Aspect Living Room
- High Celiings
- Double Bedroom
- Council Tax Band B



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Robert
Luff & Co



Communal Entrance Hall

Leading to:

Front door leading to:

Hallway

Door leading to:

Lounge/Diner

4.78 x 6.65 (15'8" x 21'9")

Three radiators, sash windows with south facing aspect, further bay sash window, wall mounted Worcester heating control, two light points, entry phone system, and laid laminate flooring

Kitchen

3.69 x 1.73 (12'1" x 5'8")

Range of white fronted base and wall units, roll top worksurfaces with white sink mixer tap, space for electric oven and other appliances, tiled splashbacks, extractor fan, coving, sash pullcord window with south facing aspect, and wall mounted Worcester boiler.

Bedroom

3.50 x 3.00 (11'5" x 9'10")

Double bedroom, TV point, sash window to side, coving, and radiator.

Shower Room

Large fitted shower cubicle, WC, hand basin set in vanity unit with mixer tap, shaver mirror and shaving point, tiled walls, extractor fan, cupboard with shelving, and heated towel rail.

Parking

Allocated parking space to the front of the property.

