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Key Features

- Substantial four-bedroom period property
- Requiring complete modernisation throughout
- Ideally located in the heart of Worthing Town Centre
- Within close proximity to shops, amenities, and the seafront
- Accommodation arranged over two floors with generous living space
- Ground floor comprising lounge, dining room, breakfast room, kitchen, and WC
- First floor offering four bedrooms, a bathroom, and separate WC
- Courtyard-style garden to the rear
- Sold chain free – ideal for cash buyers, developers, or investors
- EPC Rating | Council Tax Band D

A substantial four bedroom period property requiring complete modernisation throughout, ideally positioned in the heart of Worthing Town Centre, within close proximity of local shopping facilities, amenities, and the seafront that this popular seaside town has to offer.

The accommodation is arranged over two floors and offers generous living space, making it an ideal project for cash buyers, developers, or investors. The property is being sold chain free.

Robert Luff & Co are now in receipt of an offer for the sum of £315,000 for 49 Warwick Gardens, BN11 1PF.

Anyone wishing to place an offer on the property should contact Robert Luff & Co, 30 Guildbourne Centre, BN11 1LZ on 01903331247 before exchange of contracts.

Ground Floor

The ground floor comprises a lounge, separate dining room, breakfast room, kitchen, and a ground floor WC.

First Floor

To the first floor are four bedrooms, a bathroom, and a separate WC.

Loft Room

There is also a loft room, however we have been unable to gain access due to the staircase currently being unsafe. Buyers are advised to make their own investigations regarding the loft space.

Outside

Externally, the property benefits from a courtyard-style garden.

Additional Information

- Period property
- Complete modernisation required
- Central Worthing location
- Sold chain free
- Cash buyers only

This property represents an excellent opportunity to acquire a sizeable town centre home with significant potential, subject to refurbishment.

Disclaimer

All services/appliances have not and will not be tested.



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Luff & Co

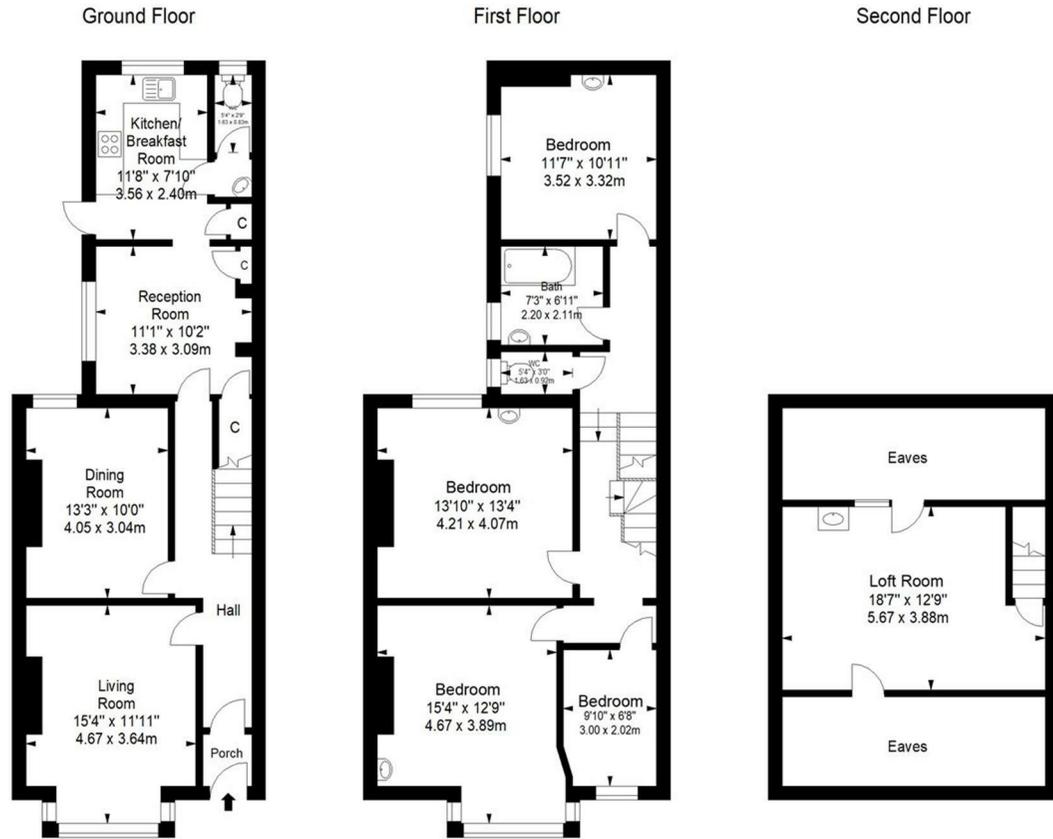


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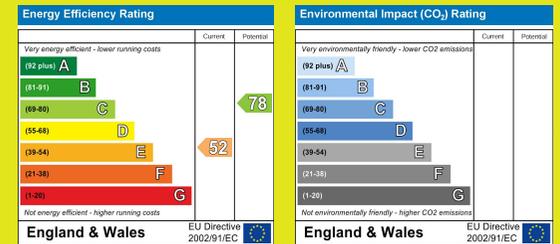
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Floor Plan Warwick Gardens



Approximate gross internal floor area 186.0 sq m/ 2002.2 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only. All rights reserved.



The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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