Robert Luff & Co

St. Botolphs Road, Worthing

Leasehold - Share of Freehold - Asking Price £150,000

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We are delighted to offer this well-proportioned one-bedroom ground floor flat, situated in a popular area of Worthing with excellent access to the town centre, seafront, local shops and amenities, together with nearby train stations. Requiring some modernisation and updating, the property presents an excellent opportunity for a purchaser to create a home to their own taste. Offered with no forward chain and the remainder of a 999-year lease.

Key Features

- One-bedroom ground floor flat
- Well-proportioned accommodation throughout
- South-facing lounge/diner
- Separate kitchen
- Good-sized double bedroom
- Private entrance hall with two storage cupboards
- Requires modernisation - excellent scope to personalise
- Attractive communal gardens, residents' non-allocated parking and garage in compound
- Remainder of a 999-year lease and no forward chain
- Council Tax Band A | EPC Rating D

The accommodation is approached via a communal entrance leading into a private entrance hall, which provides two useful storage cupboards. From here, the property offers a spacious lounge/diner featuring a south-facing window, providing a bright and comfortable living space.

There is a separate kitchen, a well-sized double bedroom and a bathroom, creating practical and well-proportioned accommodation throughout. Whilst the property would benefit from modernisation, it offers plenty of scope for improvement and personalisation.

The flat also benefits from attractive communal gardens, residents' non-allocated parking and a garage situated within a compound.

The flat is conveniently positioned for Worthing town centre, the seafront, local shops and a range of everyday amenities, with nearby train stations providing regular rail services towards Brighton, London and other destinations.

Offered with no forward chain, the property would make an appealing purchase for first-time buyers, those looking for a project or investors.

Tenure
Leasehold with Share of Freehold
Remainder of 999 year lease (936 years).
Service Charges: £420.75 every six months.











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Floor Plan St. Botolphs Road

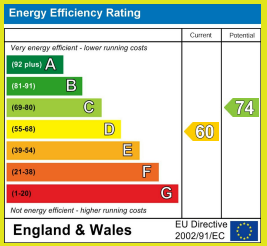
Floor Plan

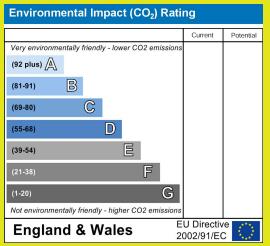
Approx. 49.1 sq. metres (529.0 sq. feet)



Total area: approx. 49.1 sq. metres (529.0 sq. feet)







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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