

£170,000

Downview Road

Worthing, BN11 4QS

PROPERTY SUMMARY

IN NEED OF MODERNISATION

Located on Downview Road in the charming coastal town of Worthing, this spacious ground floor flat presents an excellent opportunity for those seeking a property to make their own. With two well-proportioned bedrooms and a comfortable reception room, this flat offers ample space for both relaxation and entertaining.

The property is in need of modernisation, allowing you to infuse your personal style and preferences into the living space. The new lease extension adds to the appeal, providing peace of mind for future ownership. Additionally, the flat benefits from a garage within the compound, offering convenient parking for one vehicle or extra storage options.

One of the standout features of this property is the absence of an onward chain, making the buying process smoother and more straightforward. Whether you are a first-time buyer, an investor, or looking to downsize, this flat is a blank canvas ready for your creative touch.

Located in Worthing, you will enjoy the benefits of a vibrant community, with local amenities, shops, and the beautiful seafront just a short distance away.

2



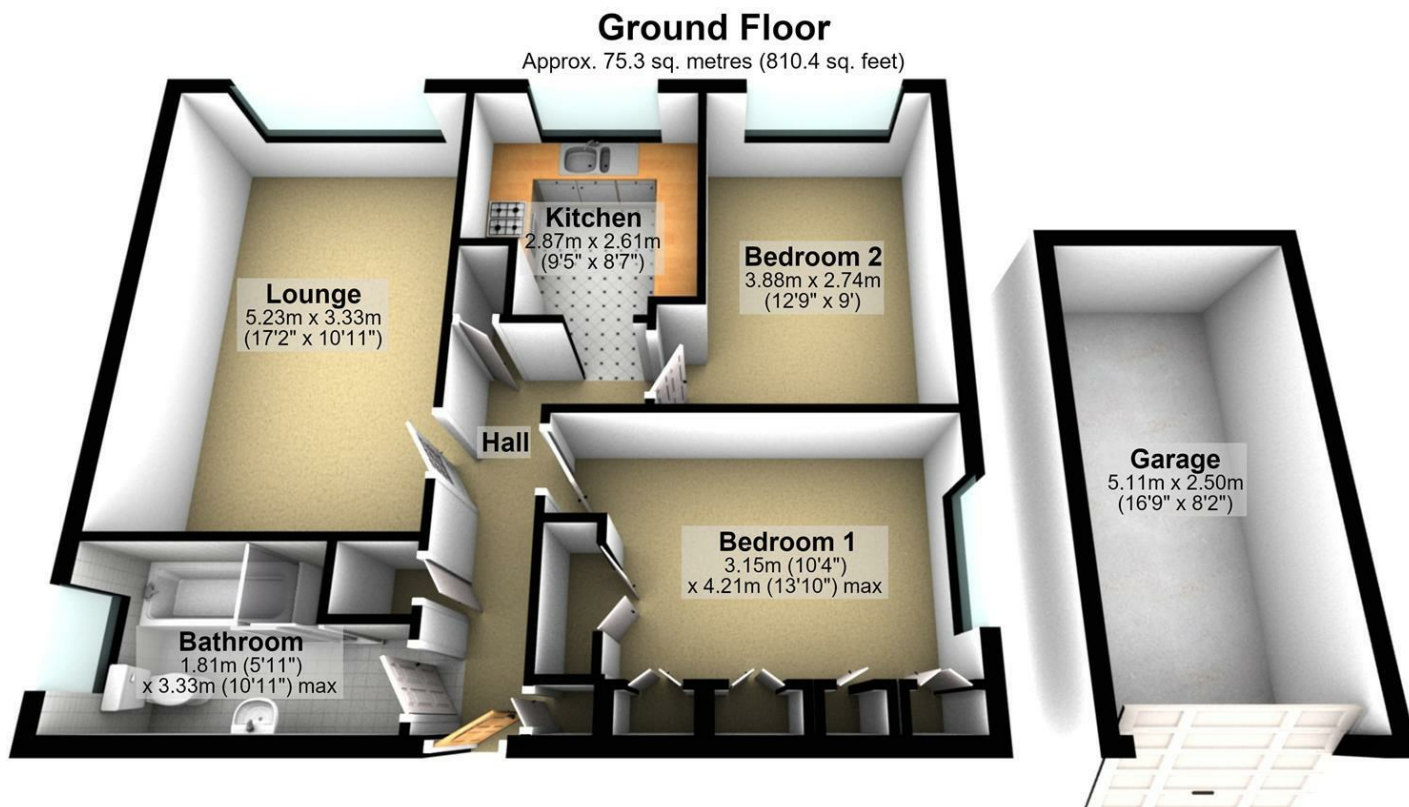
1



1







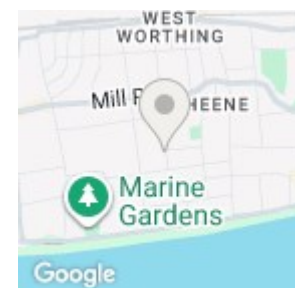
Total area: approx. 75.3 sq. metres (810.4 sq. feet)

LOCAL AUTHORITY

TENURE
Leasehold

COUNCIL TAX BAND
B

VIEWINGS
By prior appointment only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE ADDRESS
22 South Farm Road
Worthing
West Sussex
BN14 7AA

OFFICE DETAILS
01903 532225
worthing@localagent.co.uk
www.openhouseworthing.co.uk