



## PROPERTY SUMMARY

We are delighted to present to the market to **INVESTORS ONLY** this great sized 2nd floor balcony 2 bedroom flat already with tenants in situ.

The property has recently been redecorated throughout. It benefits with 2 double bedrooms with white walls and woodwork with grey carpets, great sized kitchen that has been with white gloss cupboards and grey wood effect flooring, modern bathroom suite and tiled walls, generous lounge with grey carpets. Direct access to private east facing balcony with views north and south also. Modern dimplex storage heaters, modern upvc double glazing throughout.

The property is located close to local amenities and less than 1/4 mile from mainline train station, less than 1 mile from Goring Beach, close by are fantastic schools, a health club with excellent outdoor facilities.

Lease - Circa 113 Years Remaining

Maintenance - £500 per annum

Ground Rent - £50 per annum

Currently rented at £1050pcm

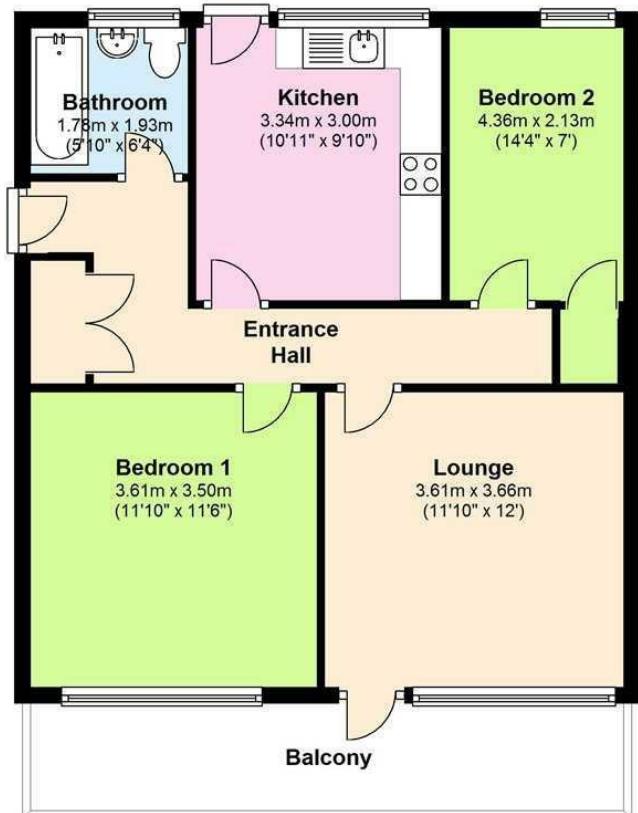
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## Ground Floor

Approx. 58.5 sq. metres (630.0 sq. feet)



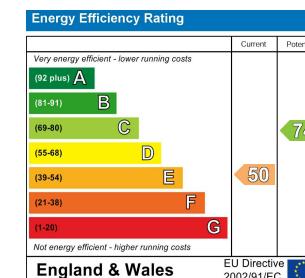
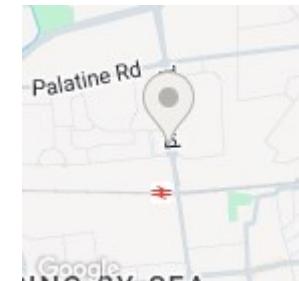
Total area: approx. 58.5 sq. metres (630.0 sq. feet)

**LOCAL AUTHORITY**  
Worthing

**TENURE**  
Leasehold

**COUNCIL TAX BAND**  
A

**VIEWINGS**  
By prior appointment only



**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