

£165,000

**Strand Parade**

Worthing, BN12 6DH



## PROPERTY SUMMARY

We are pleased to bring to the market this delightful second-floor flat to INVESTORS ONLY with tenants in situ.

Upon entering, you will find a welcoming reception room that provides a comfortable space for relaxation and entertaining. The apartment features two well-proportioned bedrooms.

One of the highlights of this property is the lovely balcony, which offers a pleasant outdoor space to unwind and enjoy the fresh air. The flat's location on Strand Parade places it within easy reach of local amenities, including shops, cafes, and the beautiful coastline, making it a desirable spot for tenants.

Lease - Circa 115 Years Remaining  
Maintenance - £500 per annum  
Ground Rent £50 per annum

Currently rented at £1000pcm

Photos taken prior to current tenancy.

2



1



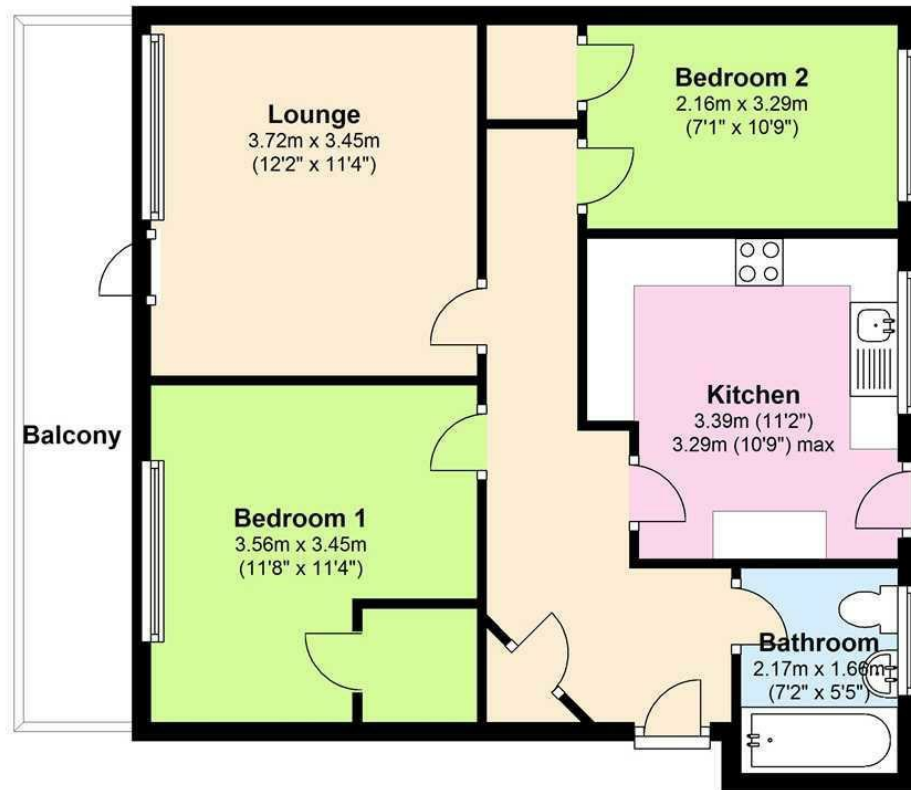
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## Ground Floor

Approx. 59.1 sq. metres (636.2 sq. feet)



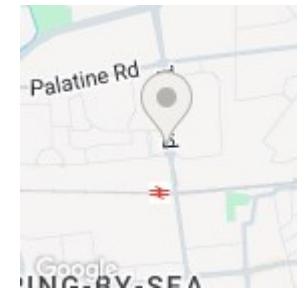
Total area: approx. 59.1 sq. metres (636.2 sq. feet)

LOCAL AUTHORITY

TENURE  
Leasehold

COUNCIL TAX BAND  
A

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		76
(55-68)	D		
(39-54)	E	39	
(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



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