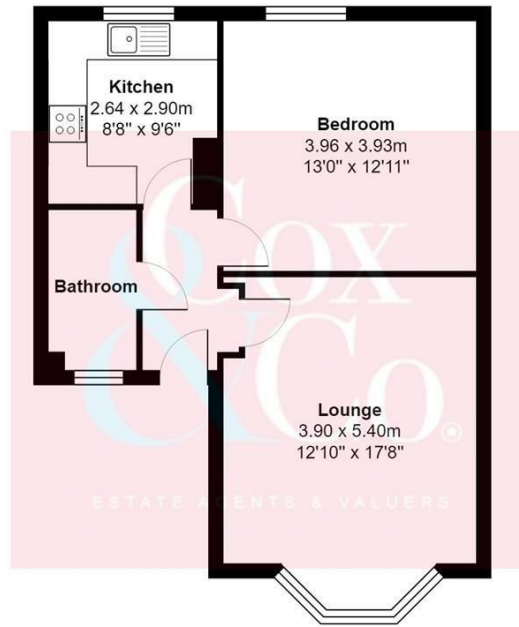




- One Bedroom Apartment
- Private Parking Space
- Double Bedroom
- Close To Seafront
- Must be Viewed
- Communal Rear Garden
- Fabulous Decorative Order
- Large West Facing Lounge
- Popular Location

## Selden Road, Worthing

Price: £200,000 Leasehold



Total Area: 50.4 m<sup>2</sup> ... 543 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Cox & Co are delighted to present to the market this spacious one bedroom ground floor flat in a fantastic central location. The property is ideal as a buy-to-let investment, or for a first-time buyer.

Internally the accommodation comprises a generous entrance hall with doors leading to a large sitting room with a bay window to the front, a modern fitted kitchen, a double bedroom and a modern bathroom suite.

Externally the property has off road parking for one vehicle as well as access to an easterly facing communal garden which has been mainly laid to lawn.

For viewings please call Cox & Co on 01273 00 99 66

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	