



ESTATE AGENTS & VALUERS

61 Boundary Road
Hove
Sussex
BN3 5TD

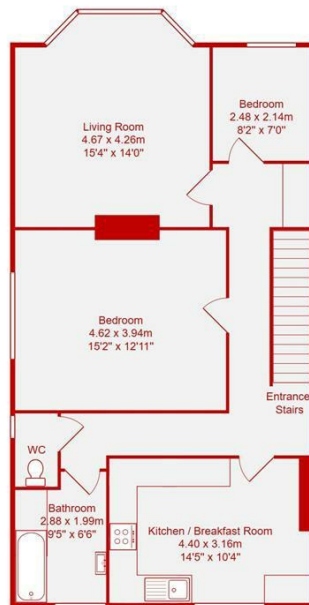
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coxandcohomes.co.uk



- First Floor Converted Apartment
- New 999 Year Lease (issued on completion)
- Kitchen Breakfast Room
- Sought After Location
- This Flat Owns The Loft Potential to Extend (STP)
- Two Bedrooms
- Large Lounge
- Bathroom & Separate WC
- No Chain

Church Walk, Worthing

Price: £240,000 Leasehold



Total Area: 82.0 m² ... 882 ft²

All measurements are approximate and for display purposes only.

Cox & Co are delighted to offer to the market this first-floor apartment, situated in this sought-after Worthing location, close to the seafront, Worthing town centre, parks, schools, Worthing hospital bus routes and the A259 all nearby.

The property does require updating and refurbishment and offers a fantastic opportunity to improve and potentially extend into the loft (subject to the relevant permissions)

Accommodation offers a large lounge, kitchen, two bedrooms, and a bathroom.

On completion, the property will benefit from a new lease of 999 years.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	75
(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