

## PROJECT

**INTERESTING PROPERTY PROVIDING OPPORTUNITY HOME, FURTHER DEVELOPMENT AND INCOME INVESTMENT**

## LOCATION

14 Warwick Road, Worthing, West Sussex

## ACCOMMODATION

- Edwardian Mid Terrace with a beautiful balcony in Worthing Town Centre close to the Sea and overlooking the Denton Gardens
- Chain free with independent shops, cafes and eateries within walking distance, sea front's a 3 mins walk
- Lower Ground Floor, could convert to a small apartment
- Ground Floor, separate 1 bed flat currently let on an AST but will be sold with vacant possession
- First Floor, separate 1 bedroom flat
- Second Floor, long leasehold, lease term is 99 years from 25 December 1985. 61 years remaining

## TERMS and TENURE

Guide Price OIRO £500,000

## FEES

Each responsible for their own fees

**IMPORTANT NOTES. PLEASE READ CAREFULLY:** This business and or property are offered subject to contract, availability and confirmation of the details. These particulars do not form part of any contract and, while believed to be correct, parties are recommended to satisfy their accuracy. The vendors, lessors or Commercial Property Associates or any person in their employ, cannot give or make any representations whatsoever in relation to this business or property. Appliances or services have not been checked or tested.

# CONFIDENTIAL PRELIMINARY DETAILS

Strictly by prior arrangement with this office only.

