



Bath Place, Worthing



Offers In Excess Of
£350,000
Freehold

- Fully Refurbished Spacious Maisonette & Ground Floor Shop
- Four Double Bedrooms
- Yards from the Seafront
- FREEHOLD
- Circa 7% Rental Yield
- Fantastic Town Centre Location
- Two Bathrooms
- EPC Rating- D
- Beautiful Modern Kitchen / Dining Room
- Providing Current Income of £24,400

Robert Luff & Co are delighted to offer this fantastic freehold investment opportunity ideally situated in this busy town centre location yards from the seafront and Montague Street, Worthing town centre's main shopping hub, with huge footfall and all local amenities nearby. The ground floor unit is currently let as a sweet shop with the current tenants benefiting a trade and keen to stay on; paying £10,000 per annum. The apartment above is split over three levels, offering entrance, landing, bay fronted living room, kitchen / breakfast room, four double bedrooms and two bathrooms. Currently let on an AST receiving £14,400 per annum providing a joint income of £24,400, offering nearly a 7% yield.

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Accommodation

Private Entrance

Stairs leading to first floor.

Hallway 16'2" x 14'7" (4.93 x 4.45)

With understairs storage cupboard and stairwell leading to fire escape.

Bedroom One 14'7" x 13'7" (4.45 x 4.14)

Bay window to front aspect, large storage cupboard, radiator, power points and newly laid carpet, ceiling rose.

Bedroom Two 13'7" x 11'9" (4.14 x 3.58 (4.13 x 3.59))

Window to rear aspect, radiator and newly laid carpet.

Bathroom

Refitted bathroom, panel enclosed bath, low level flush WC, wash hand basin, shower cubicle, 'Worcester' boiler and part tiled walls.

Stairs leading up to further accommodation with stained glass window, landing with hanging cupboard.

Kitchen 13'7" x 11'5" (4.14 x 3.48 (4.15 x 3.47))

Refitted kitchen, matching range of wall and base units, 'Lamona' oven, gas hob and extractor hood, space for washing machine, tumble dryer and fridge freezer, part tiled walls and radiator, window to rear.

Living Room 17'7" x 13'8" (5.36 x 4.17 (5.37 x 4.16))

Bay fronted window to front aspect, storage cupboard, radiator and power points.

Bedroom Three 11'6" x 11'1" (3.51 x 3.38)

Limited head space, window to front aspect, loft hatch and radiator.

En-suite

Low level flush WC, single wash hand basin and shower cubicle.

Bedroom Four 11'5" x 11'2" (3.48 x 3.40 (3.49 x 3.41))

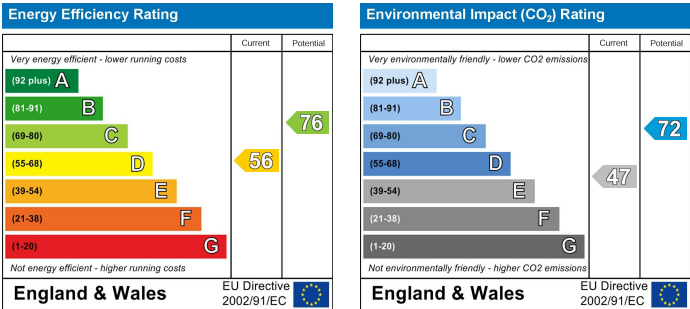
Limited head space, window to rear aspect and radiator, access to fire escape.

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