



2 Hangleton Court, 19 Bernard Road, Worthing BN11 5EL  
**£125,000 Leasehold**

**HAWKE &  
METCALFE**   
INDEPENDENT ESTATE AGENTS



# INDEPENDENT ESTATE & LETTING AGENTS

- Purpose Built Ground Floor Flat
- 1 Bedroom
- Useful Lockable Store
- En Suite Bathroom
- Separate WC
- Parking Space
- Ideal Investment
- Approx Rent £550 - £575 pcm
- EPC Rating: - 'C'

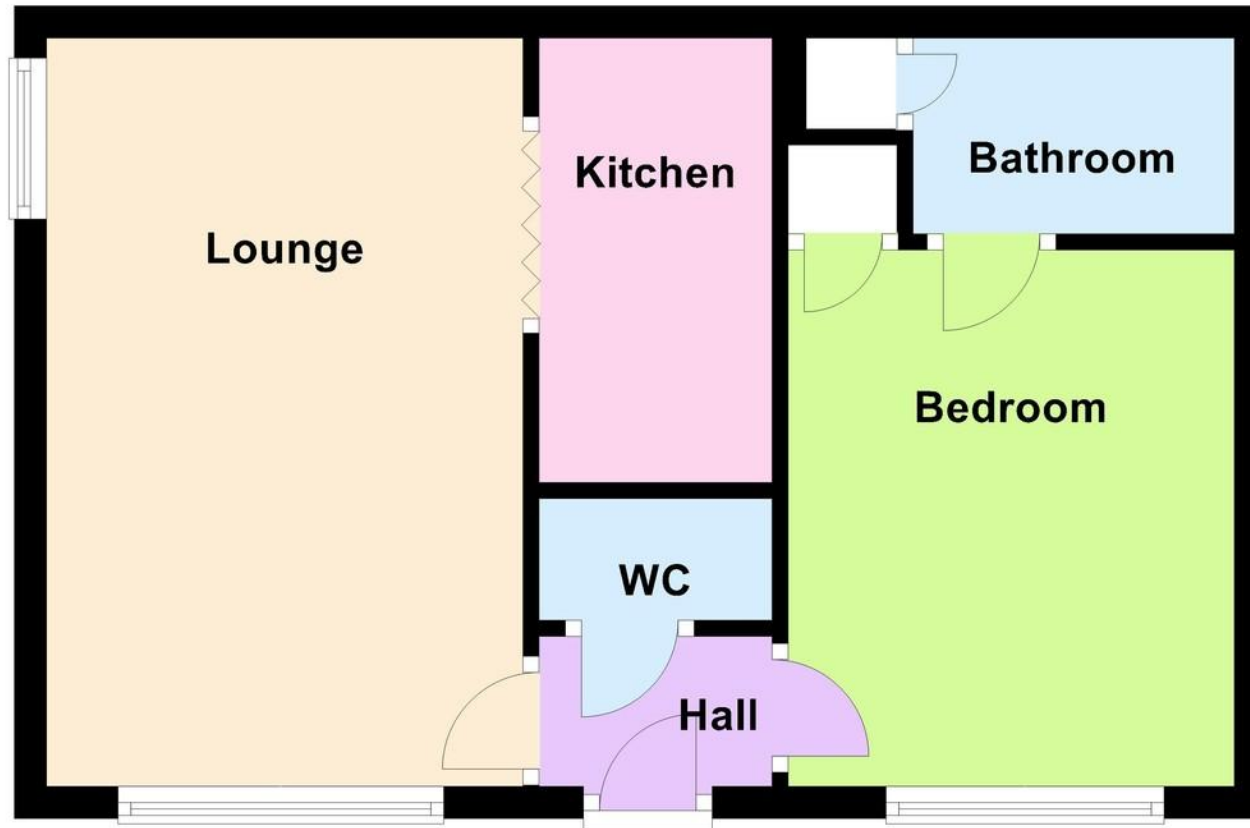
The property is a ground floor one bedroom flat in a small purpose built block situated in West Worthing and within two hundred yards of the seafront. The flat would be an ideal buy to let investment opportunity and we are seeking only cash/investment buyers as there are approximately 66 years remaining on the lease. The property is in need of some modernisation but has its own private entrance and parking space directly next to the flat.

The accommodation in brief comprises: entrance hall, WC, lounge, kitchen, bedroom and en suite bathroom. To the outside there is a useful lockable store situated to the rear of the property as well as communal gardens and a parking area. Flat 2 also benefits from its own parking space situated just to the side of the property.

Hangleton Court can be found in Bernard Road in West Worthing directly off the seafront road (West Parade) at the Western end of the promenade.



Approx. 34.1 sq. metres (367.3 sq. feet)



Total area: approx. 34.1 sq. metres (367.3 sq. feet)

**ENTRANCE HALL**

**LOUNGE**

15' 3" x 9' 9" (4.65m x 2.97m)

**KITCHEN**

9' x 4' 9" (2.74m x 1.45m)

**BEDROOM**

11' x 9' 1" (3.35m x 2.77m)

**BATHROOM**

**SEPARATE WC**

**LOCKABLE STORE**

**PRIVATE PARKING SPACE**



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