



- > central older style 2 bedroom terraced house
- > with planning consent to convert to two flats
- > 1 bed garden flat & 2 bed first floor flat

## 120 Newland Road, Worthing, West Sussex, BN11 1LB

### tenure:

Freehold with vacant possession.

### location:

Situated at the eastern end of Newland Road close to the junction with Park Road, about a third of a mile from Worthing mainline railway station and about half a mile from the town centre.

### accommodation:

Ground Floor: Entrance Hall, Lounge, Dining Room, Kitchen.

First Floor: Landing, Bedroom 1, Bedroom 2, Bathroom/WC

### outside:

Small walled front garden. South facing rear garden being mainly paved with rear access.

### planning:

Conditional consent for "proposed conversion of existing dwelling into two self contained flats" was granted under application number 08/0011/FULL on 25th February 2008.

### NB:

The house is mostly double-glazed and although a gas central heating system is installed, Fox & Sons have not tested it.



### Provisional Viewing Dates and Times:

Viewing Times To Be Confirmed By the Viewing Agents.

Please ensure that you contact the office below to book your viewing. Staff will NOT automatically attend the above times unless viewings are pre-booked.



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**PLEASE REFER TO THE GENERAL CONDITIONS OF SALE APPLICABLE TO THIS LOT**