

FOR SALE



ALEXANDER
PHILIPS

6-8 Mill Road, Worthing BN11 4FJ

Guide Price £2,300,000 (Freehold)

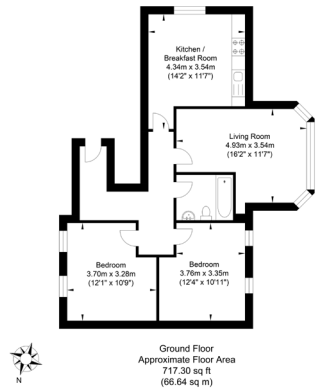
 16  10  10



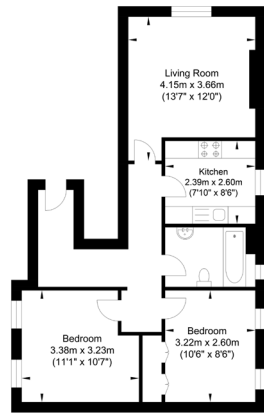
****Calling all serious investors****

Welcome to this fantastic opportunity to purchase two prestigious period style building's situated in sought after location of Worthing within walking distance to Worthing train station, town centre and seafront promenade.

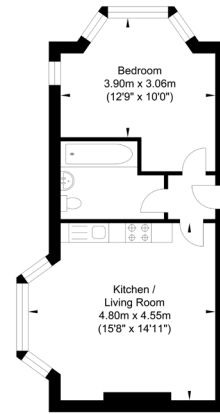
- Fantastic Rental Income
- Investment Opportunity
- Ten Rental Flats Over 2 Buildings
- Six 2 Bedroom Flats and Four 1 Bedroom Flats



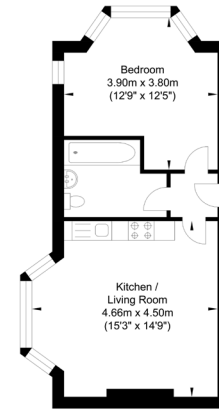
Approximate Gross Internal Area = 66.64 sq m / 717.30 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.



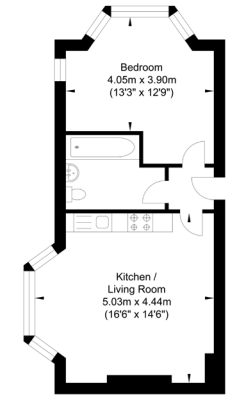
Approximate Gross Internal Area = 55.39 sq m / 596.21 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.



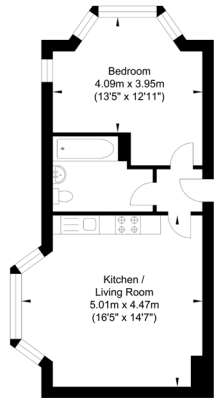
Approximate Gross Internal Area = 39.26 sq m / 422.59 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.



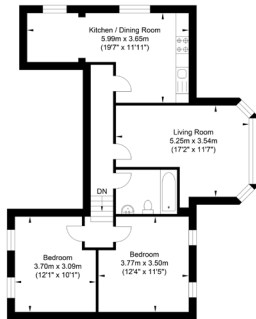
Approximate Gross Internal Area = 39.26 sq m / 422.59 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.



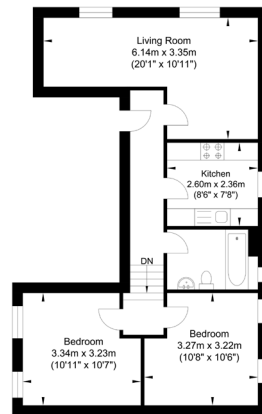
Approximate Gross Internal Area = 39.26 sq m / 422.59 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.



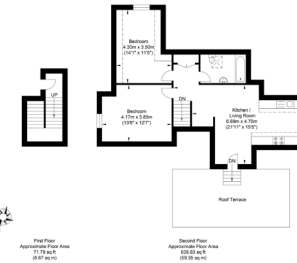
Approximate Gross Internal Area = 39.26 sq m / 422.59 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.



Approximate Gross Internal Area = 67.58 sq m / 727.42 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.



Approximate Gross Internal Area = 55.46 sq m / 596.95 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.



Approximate Gross Internal Area = 60.02 sq m / 710.63 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.



Approximate Gross Internal Area = 60.02 sq m / 648.20 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.



The two buildings were converted and refurbished to a high standard just over 10 years ago and include 10 flats, broken down into six 2 bedroom flats and four 1 bedroom flats.

All flats are currently rented out. The building also comes with off road parking spaces.

Please feel free to contact us to find out the rental income's and what the buildings have to offer.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**ALEXANDER
PHILIPS**

27 Broadwater St W, Worthing, West Sussex, BN14 9BT

sales@alexanderphilips.co.uk

01903 228938

www.alexanderphilips.co.uk