



6-8 Mill Road, Worthing BN11 4FJ Guide Price £2,300,000 (Freehold) ☐ 16 ☐ 10 ☐ 10

These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not form part of any contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact.



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.

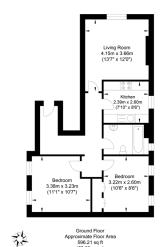
- Fantastic Rental Income
- Investment Opportunity
- Ten Rental Flats Over 2 Buildings
- Six 2 Bedroom Flats and Four 1 Bedroom Flats

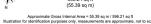




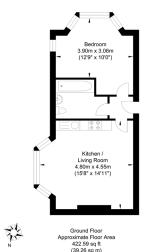


not to scale





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





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Kitchen / Dining Ro 5.99m x 3.65m Living Room 5.25m x 3.54m (17'2" x 11'7") 3.77m x 3.50m (12'4" x 11'5") Bedroom 3.70m x 3.09m (12'1" x 10'1") First Floor Approximate Floor Area 727.42 sq ft (67.58 sq m) The second Approximate Gross Internal Area = 67.58 sq m / 727.42 sq ft Illustration for identification purposes only, measurements are approximate. ate. not to scale.

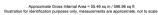






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ALEXANDER PHILIPS The two building were converted and refurbished to a high standard just over 10 years ago and include 10 flats, broken down into six 2 bedroom flats and four 1 bedroom flats.

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+ | Α | | |
| 81-91 | B | | |
| 69-80 | С | 77 C | 77 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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