

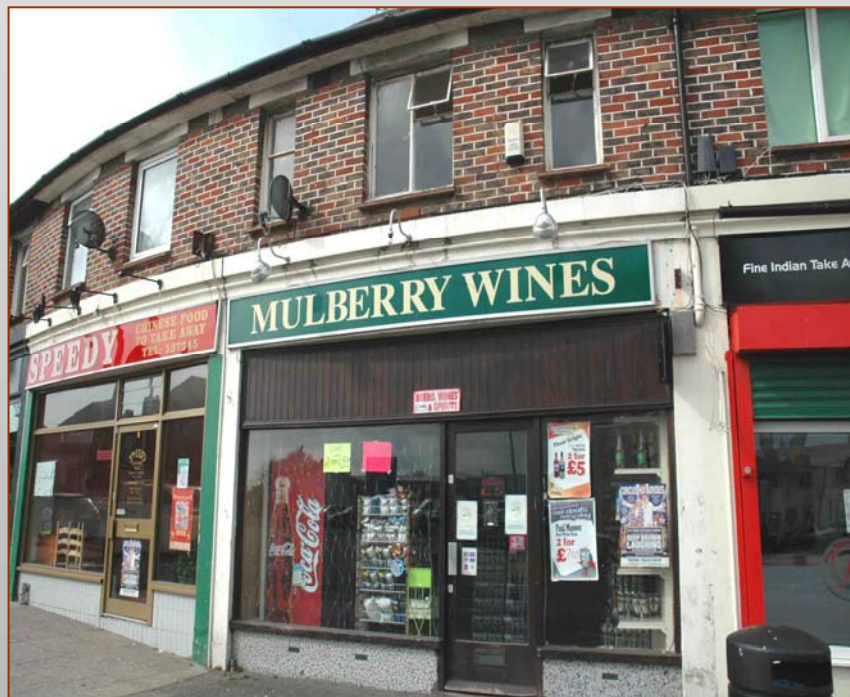
Russell Ponsford

The Estate & Letting Agents

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5 DOMINION BUILDINGS, DOMINION ROAD, WORTHING, WEST SUSSEX, BN14 8LE

**AN OPPORTUNITY TO PURCHASE A LOCK UP SHOP & FLAT ABOVE ON A
BUSY EAST WORTHING/BROADWATER PARADE.**



PRICE £225,000 FREEHOLD

**A LOCK UP SHOP WITH LARGE WINDOW AREA THAT IS CONSIDERED IDEAL FOR
ADVERTISING OR DISPLAYS. INTERNAL VIEWING IS RECOMMENDED**

- LOCK UP SHOP ON BUSY PARADE
- MAIN SALES AREA & REAR STAFF ROOM
- STORE ROOM & SEPARATE WC
- LARGE DISPLAY WINDOWS
- CLOSE TO STATION & AMENITIES
- TWO BEDROOM FLAT INCLUDED
- PRIVATE REAR ENTRANCE TO FLAT
- SHOP APPROX 400 SQ FOOT IN TOTAL
- BUSY SHOPPING PARADE
- VIEWING IS STRONGLY ADVISED

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5 Dominion Buildings, Dominion Road, Details cont...

THE ACCOMMODATION WITH APPROXIMATE ROOM SIZES ARE AS FOLLOWS

- SHOP SALES AREA:** Of irregular shape, 14'9" x 22'7" narrowing to 12'6"
- STAFF ROOM:** 10'7" x 7'8". Roll edged work surface currently used as a breakfast bar, stainless steel sink unit with single drainer and mixer tap, wall mounted cupboard, part tiled walls, strip lighting.
- STORE ROOM:** 15'7" x 6'4" narrowing to 3'9". Door to rear yard.
- W.C:**

FIRST FLOOR FLAT DETAILS

STAIRS TO FRONT DOOR:

- HALLWAY:** Airing cupboard housing factory lagged hot water cylinder, storage area, access to loft space.
- LOUNGE:** 11'2" x 8'1"
- BEDROOM 1:** 11'11" x 8'1" Night storage heater, TV point.
- BEDROOM 2:** 8'2" x 6'0"
- KITCHEN:** 7'9" x 6'6". Comprising roll edged work surfaces incorporating stainless steel sink with single drainer and cupboards below, space for gas cooker, range of eye level cupboards, part tiled walls.
- REAR LOBBY :** Useful shelving.
- BATHROOM:** Suite comprising panelled bath, pedestal wash hand basin, low level w.c., strip lighting.

Agent's Notes:

All dimensions are approximate. References to appliances and/or services do not imply that they are in working order or fit the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property and any fixtures and fittings.

All location aerial photographs and floor plans are for guidance and are only a general representation of the location and layout of the property and must not be considered to be accurate or true to scale.

VIEWING STRICTLY BY PRIOR APPOINTMENT THROUGH OWNERS SOLE AGENTS PLEASE

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