



Friar Walk, Worthing, BN13 1BL

Offers Around £169,995

A well-presented, modern first-floor flat located in the popular and established area of Tarring. This property is offered for investors only, with a tenant already in place providing immediate rental income.

The flat benefits from a practical and modern layout, well-maintained interiors, and allocated parking, making it an attractive long-term rental proposition. Positioned on the first floor, it offers a good balance of privacy and accessibility.

The current tenant signed a new tenancy agreement in January 2026 and will remain in occupation as part of the sale, ensuring continuity of income from day one.



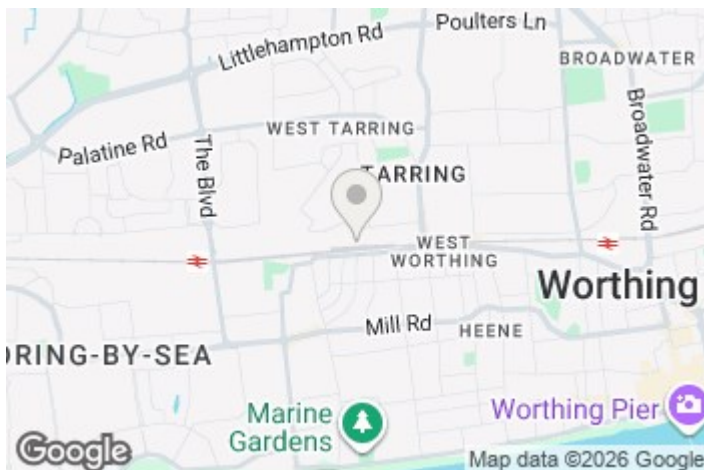
Council Tax Band: B

- First Floor Apartment
- Investors only
- 6.2% Yield
- EPC Rating D
- Tenure - Share of the freehold
- Close to West Worthing Train Station
- Sold with tenant in situ - new agreement signed Jan 26
- Allocated parking space
- Maintenance - As and when required.



Worthing

Worthing, a charming seaside town on the south coast of England, strikes a balance between Victorian elegance and contemporary energy. Its extensive pebble beach, historic pier and scenic promenade make for a quintessential coastal experience. A thriving cultural scene, including theatres, galleries and local events, brings vibrancy to the town. With lush green spaces such as Beach House Park and Highdown Gardens, plus a bustling town centre full of shops, restaurants and entertainment, Worthing is a well-connected, welcoming community with a rich history and enduring appeal.



EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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