

LEASEHOLD



Not specified (EPC Rating:)

**140A MONTAGUE STREET, WORTHING,
BN11 3HG**

Auction Guide

£125,000

**ASTON
VAUGHAN**
Sales and Lettings



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1 Bedroom Not specified located in Worthing

For Sale by Auction on the 26th November 2026

Auction Guide £125,000

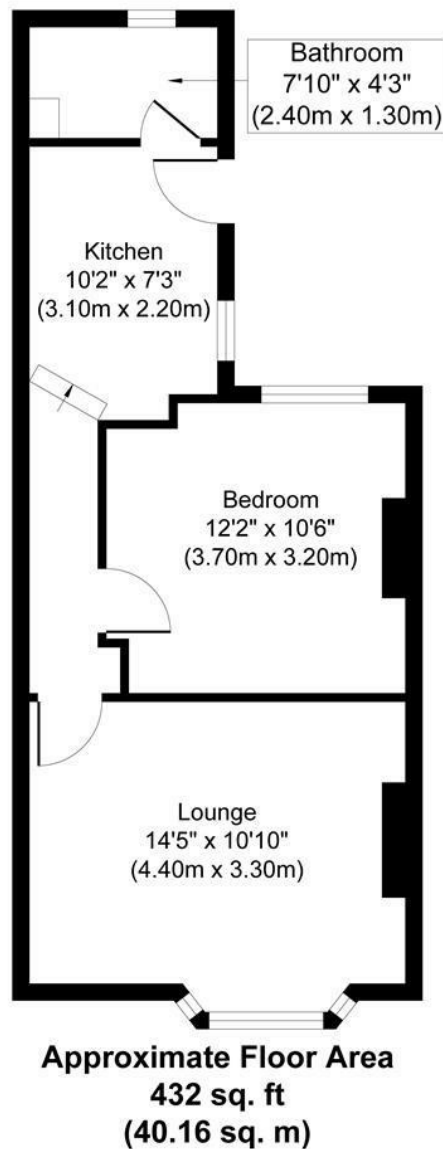
Opportunity to acquire a well-presented one-bedroom self-contained flat, ideally situated in the heart of Worthing town centre. Offering an excellent combination of convenience and lifestyle, the property is perfectly suited to first-time buyers and buy-to-let investors alike.

The accommodation is well proportioned and presented in very good condition throughout, providing a comfortable and inviting living space. The property is also benefited by access to a communal terrace and a new long lease that will be granted upon completion.

Ideally located just a short stroll from Worthing's seafront, beach, shops, restaurants, and excellent transport links, the property enjoys all the benefits of vibrant town-centre living while maintaining a charming residential feel.

Please note fees are payable in respect of the sale of this property, please refer to Auctioneer for details.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Council Tax Band

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Energy Performance Graph

auctions@astonvaughan.co.uk

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.