



6 The Limes | 25-27 St. Botolphs Road | Worthing | West Sussex | BN11 4HY Asking
Price Of **£325,000**





We are delighted to be able to offer a first floor, purpose built apartment. The apartment offers three bedrooms, lounge leading onto the balcony, fitted kitchen, ensuite bathroom and shower room. The property also benefits from allocated car port, share of freehold and long lease.



Key features:

- First Floor Apartment
- Three Bedrooms
- Lounge With Doors Onto Balcony
- Fitted Kitchen
- Primary Bedroom With En-Suite Bathroom
- Shower Room
- Allocated Car Port
- Communal Gardens & Visitors Parking
- Share Of Freehold & Long Lease

 3 Bedrooms

 2 Bathrooms

 1 Living Room

INTERNAL Communal entrance with stairs and lift rising to first floor. Front door leading into the entrance hall with access to all rooms and storage cupboard. The lounge faces east with a sliding door onto the balcony, opening into the fitted kitchen with wall and base units, sink, drainer, electric hob, built in oven, space for fridge/ freezer and space for washing machine. Bedroom one offers built in wardrobes and a ensuite shower room which comprises of paneled bath, wash hand basin and WC. Bedroom two is currently being used as a dining room and benefits from built in storage. Bedroom three also benefits from built in storage. There is a shower room off the entrance hall which comprises of shower cubicle, wash hand basin and WC.

EXTERNAL There is a east facing balcony overlooking St. Botolphs Road. Communal gardens surrounding the property, pathway leading to main entrance with security entry phone system. The property benefits from an allocated car port, visitors parking and further communal gardens to the rear of the development.

SITUATED Worthing town centre with its comprehensive shopping

amenities, restaurants, pubs, cinemas, theatres and leisure facility's is approximately 1 mile away. The nearest main line station is West Worthing which is approximately 0.3 miles away. Bus services run nearby on Tarring Road local shops and restaurants can be found on Tarring Road.

COMMUNAL ENTRANCE

ENTRANCE HALL

LOUNGE 15' 7" x 14' 2" (4.75m x 4.32m)

KITCHEN 11' 3" x 5' 6" (3.43m x 1.68m)

BEDROOM ONE 16' 10" x 10' 7" (5.13m x 3.23m)

ENSUITE SHOWER ROOM

DINING ROOM/ BEDROOM TWO 10' 11" x 8' 10" (3.33m x 2.69m)

BEDROOM THREE 8' 8" x 9' 3" (2.64m x 2.82m)

SHOWER ROOM

TENURE Share of Freehold

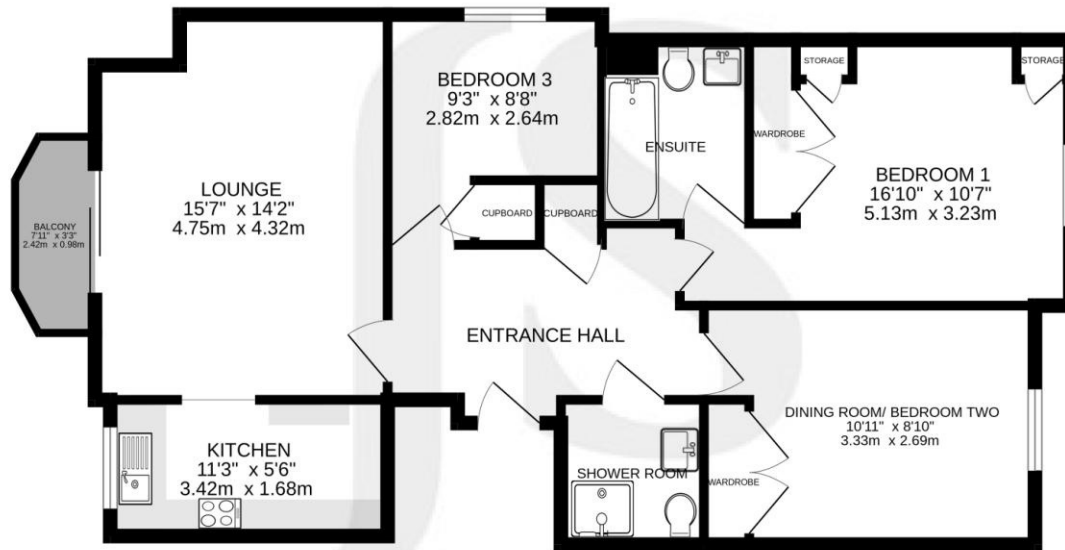
Lease: 173 Years remaining

Service Charge:£1600 per annum

COUNCIL TAX BAND D



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property Details:

Floor Area: 1,335 sq ft (124 sq m) – Floor area is quoted from the EPC

Tenure: Share of Freehold

Council Tax: Band D

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.