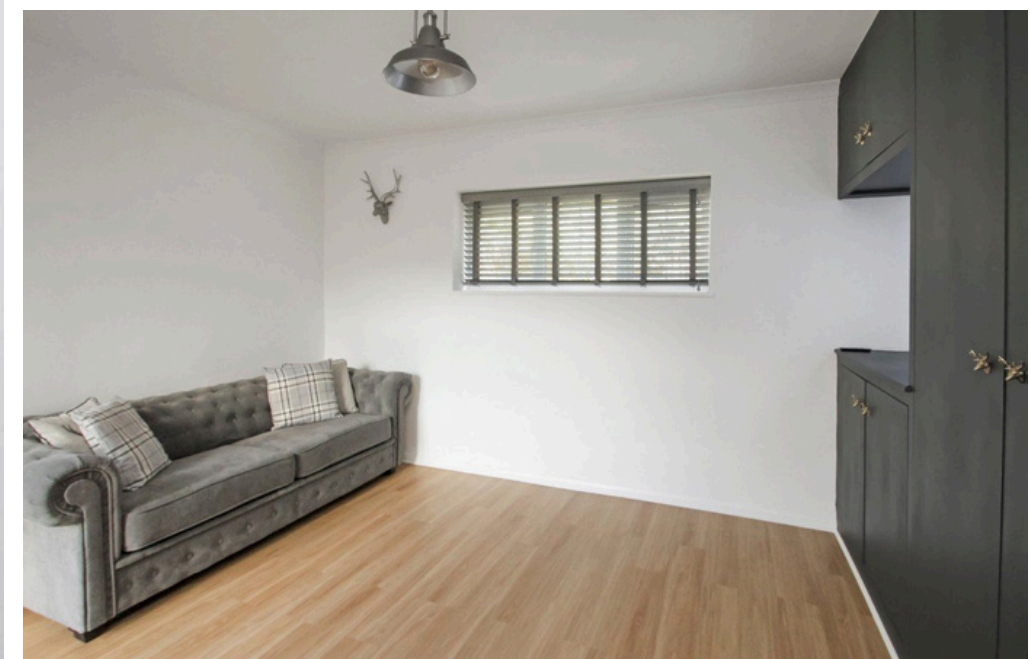




St Botolphs Court | St Botolphs Road | Worthing | West Sussex | BN11 4JH  
Guide Price £165,000







We are excited to offer for sale this CHAIN FREE very well presented one bedroom first floor apartment in popular St Botolphs Court on St Botolphs Road. Featuring allocated parking, bespoke storage solutions, separate modern kitchen and refitted bathroom the property would make an ideal first home or investment property. The property is in a fantastic location in the rear block of this quiet development and is close to local shops and West Worthing train station is only a 10 minute walk away.





## Key Features

- One Bedroom
- First Floor
- Well Maintained Block
- Close to Shops
- Close to Train Station
- Allocated Parking
- Tree Lined Road
- Separate Kitchen
- Bespoke Storage Units
- CHAIN FREE



**1 Bedrooms**



**1 Bathrooms**



**1 Reception Room**

### INTERNAL

Communal entrance with security system to well-kept communal areas, stairs to first floor, entrance into apartment, hallway with storage cupboard, modern fitted kitchen with view to communal grounds, modern bathroom with shower over bath, double bedroom with fitted wardrobes, dual aspect lounge with bespoke storage/ TV unit and a floor to ceiling window. Laminate flooring throughout and gas central heating.

### LOCATION

On leafy St Botolphs Road in West Worthing, 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.

### Tenure

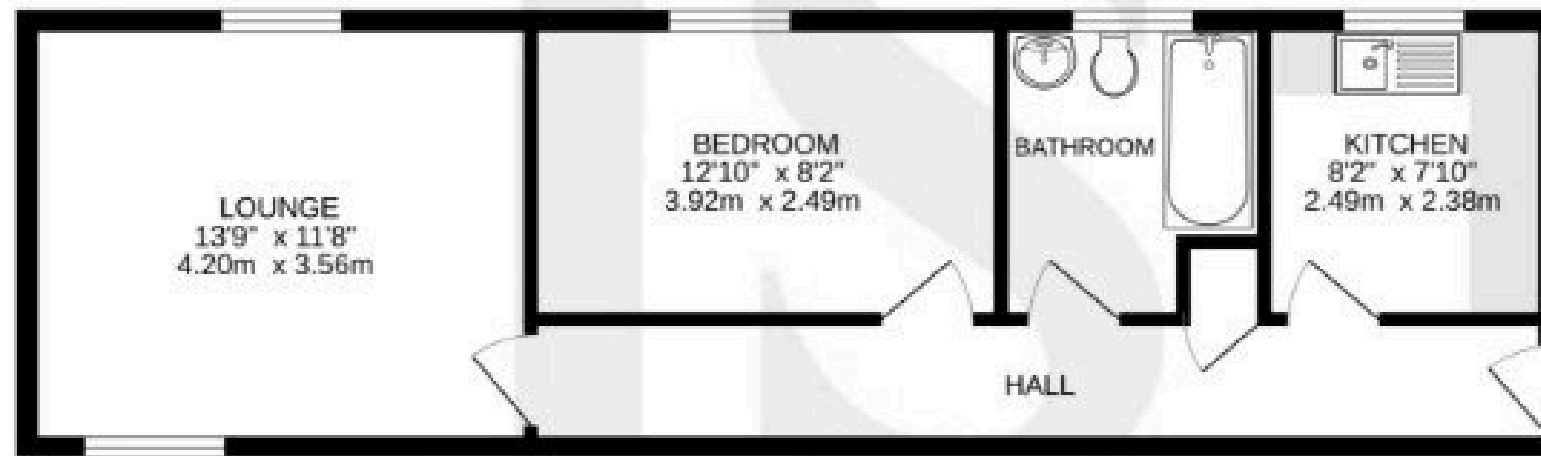
Leasehold with approximately 91 years remaining.

Service Charges: £1100 per annum

Ground Rent: £200 per annum

Council Tax Band: A

## 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 errors, 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.  
Made with Metropix 02023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>		
(39-54) <b>E</b>	40	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Property Details:

Floor area (as quoted by EPC): 45 sqm

Tenure: Leasehold

Council tax band: A

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.