



St. Botolphs Court, St. Botolphs Road, Worthing, BN11 4JH
Guide Price £170,000





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



Key Features

- One Bedroom
- Ground Floor
- Well Maintained Block
- Close to Shops
- Close to Train Station
- Allocated Parking
- Tree Lined Road
- Separate Kitchen
- Refitted Bathroom
- CHAIN FREE



1 Bedrooms



1 Bathrooms



1 Reception Room

INTERNAL

Communal entrance with security system to well-kept communal areas, entrance to flat into the hallway, good size double bedroom with large west facing window, lounge with window, separate kitchen with white units and dark grey worktop, built in electric hob and oven, space for washing machine. Refitted bathroom with electric shower over bath, vinyl flooring and corner toilet.

EXTERNAL

Well-kept communal gardens surround this attractive block of flats, an allocated parking space can be found to the rear of the property.

SITUATED

On leafy St Botolphs Road in West Worthing, Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities 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.

Hallway

Lounge Diner - 4.67m x 3.1m (15'4" x 10'2")

Bedroom - 3.73m x 3.33m (12'3" x 10'11")

Kitchen

Bathroom

Tenure

Leasehold - 92 years left on the lease

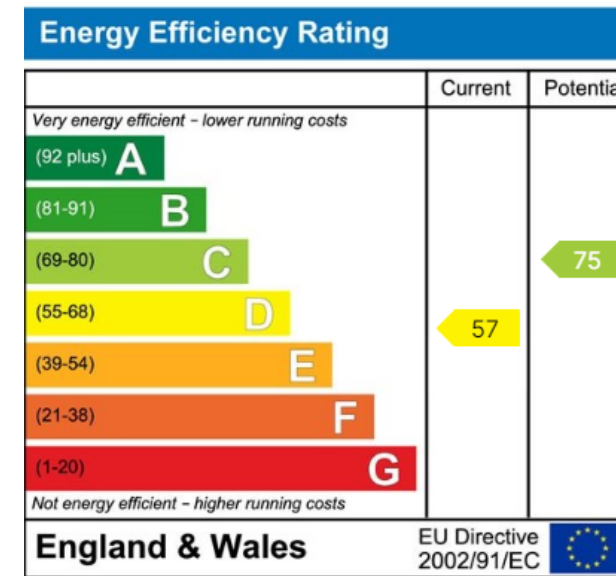
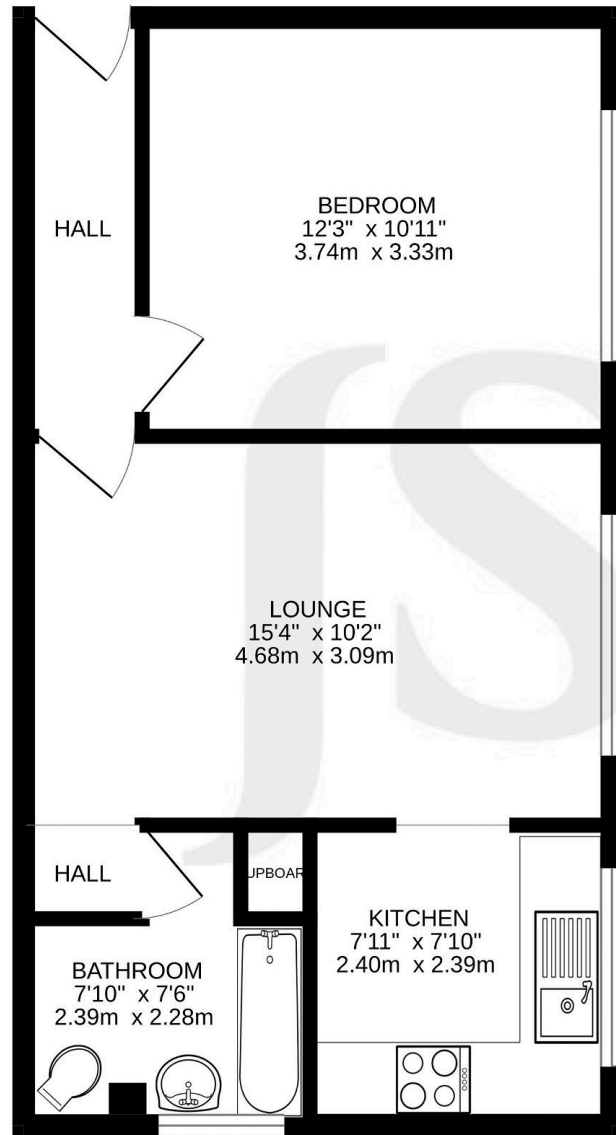
Service Charges: £1257 per annum inc insurance

Ground Rent: £30 per annum

Council Tax Band

A

GROUND FLOOR
443 sq.ft. (41.2 sq.m.) approx.



Property Details:

Floor area (as quoted by EPC: 41 sqm)

Tenure: Leasehold

Council tax band: a

TOTAL FLOOR AREA: 443 sq.ft. (41.2 sq.m.) approx.
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.