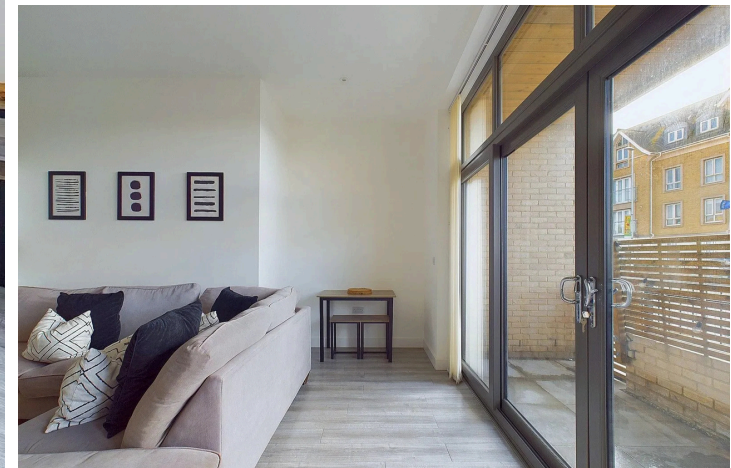
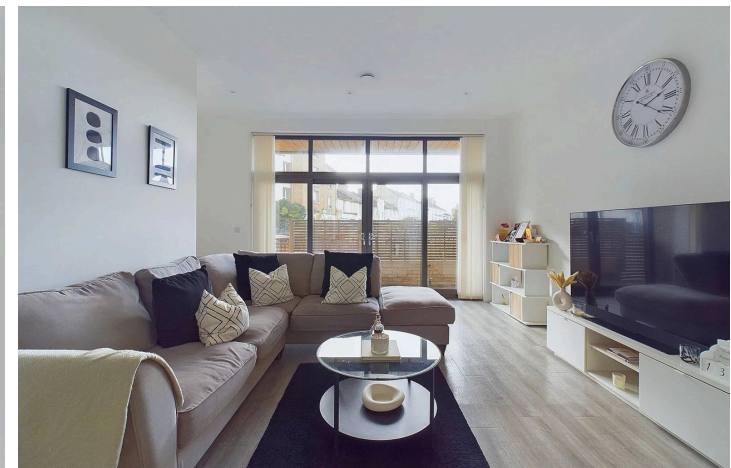




Lennox Road | Worthing | BN11 1FF
Guide Price £270,000



Jacobs Steel are delighted to offer for sale this stylish ground floor apartment built by Rocco Homes and completed in 2021. The property boasts contemporary and stylish interiors, featuring a sleek fitted kitchen equipped with a range of integrated appliances. The open-plan living area seamlessly connects to a generous west-facing balcony, perfect for relaxation or entertaining. It offers two spacious double bedrooms, a luxurious three-piece bathroom suite, and a large reception hallway that offers the perfect storage area.



Key Features

- Luxury Ground Floor Town Centre Apartment
- Sought After Open Plan Design
- Two Double Bedrooms
- Stylish Fitted Kitchen With An Array Of Integrated Appliances
- Modern Three Piece Bathroom Suite
- West Facing Terrace
- Rocco Homes Development With The Remainder of NHBC Warranty
- Close To Town Centre Shops, Transport Links and Amenities
- Ideal First Time Purchase
- Long Lease



2 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

Occupying a prominent section of the ground floor, this property welcomes you with a spacious hallway that provides access to all internal rooms and offers the perfect spot to hang coats and shoes. The versatile living area showcases a sought-after open-plan layout, accommodating both lounge and dining furniture. Tall windows and sliding doors face west and flood the space with natural light, creating an inviting atmosphere perfect for relaxation and entertaining. The stylish fitted kitchen is both functional and elegant, featuring ample cabinetry and a comprehensive range of appliances including an oven and hob, fridge-freezer, washing machine and dishwasher. The property also includes two generously sized double bedrooms, measuring 13'03" x 10'02" and 08'05" x 09'08", offering comfort and flexibility for additional storage solutions. Completing the home is a contemporary three-piece bathroom suite with a shower over the bath, combining convenience with modern practicality.

EXTERNAL

The main living area opens onto a spacious west-facing terrace measuring 17'8" x 5'1". Larger than most within the development, this terrace provides the perfect setting to relax in the evening or host gatherings with friends and family.

LOCATION

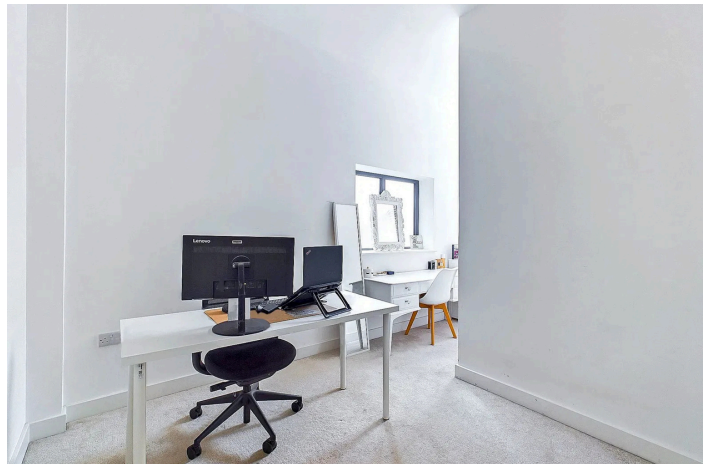
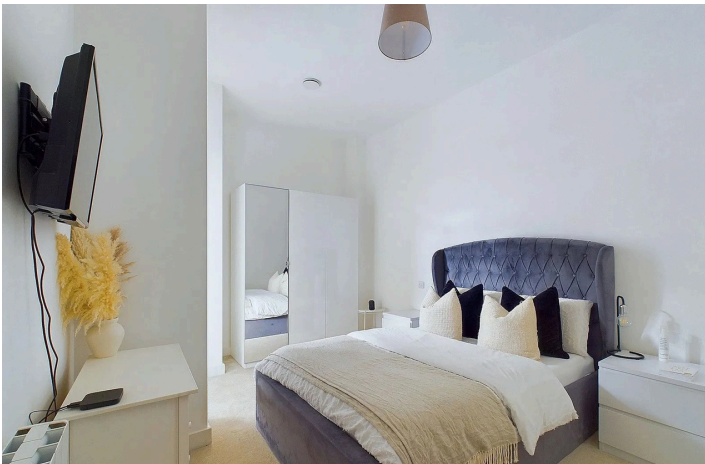
The property is located just a short distance from Worthing Town Centre and allowing easy access to a wide range of shops, pubs, restaurants and leisure facilities. Worthing seafront promenade can be found approximately 0.6 miles from the property. Worthing Central line railway station is approximately 0.3 miles away and offers links to both London and Brighton. If you should prefer to travel by bus you also have good access to a range of bus routes which will take you to the nearby districts, including the 700 bus to Brighton. The home is close to sought after primary and secondary schools and Worthing Hospital is located nearby.

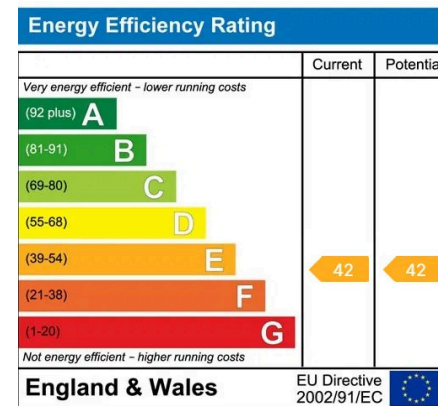
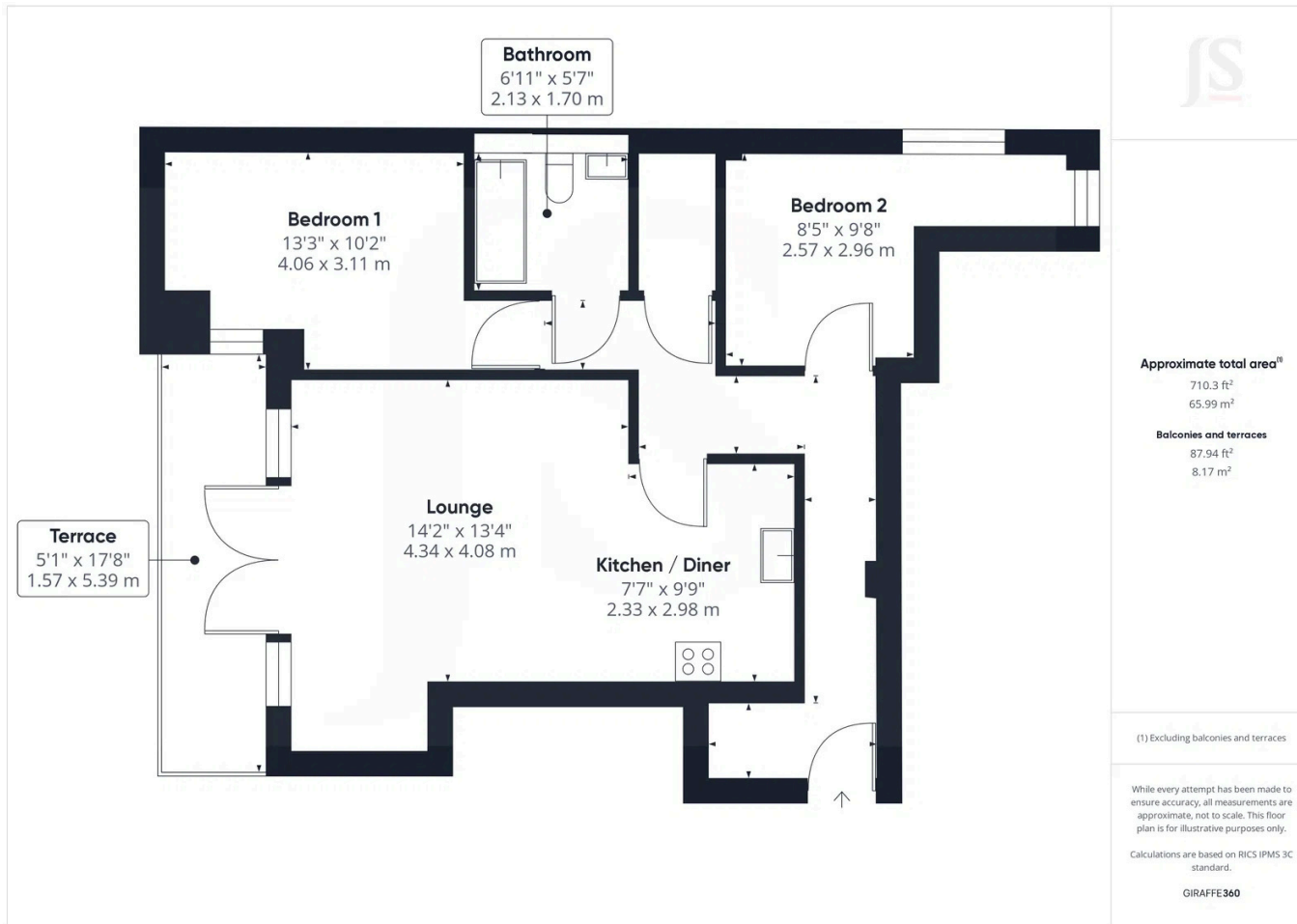
Tenure: Leasehold

Lease: Approximately 121 year lease remaining

Maintenance: Approximately £1735 per annum

Ground Rent: Approximately £174 per annum





Property Details:

Floor area *as quoted by EPC: 798 SqFt

Tenure: Leasehold

Council tax band: C

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.