



Lennox Road | Worthing | BN11 1DA  
Guide Price £260,000





Jacobs Steel is delighted to offer this exceptional first-floor apartment for sale, built by Rocco Homes in 2019. Designed with contemporary style, the property features a sleek fitted kitchen with integrated appliances, an open-plan living area that opens onto a spacious west-facing balcony, two well-proportioned double bedrooms with a secondary outdoor access point from the master, a luxurious three-piece bathroom suite, and a generous reception hallway.





## Key Features

- Stylish Second Floor Town Centre Apartment
- Modern Open Plan Design
- Two Double Bedrooms
- Sleek Fitted Kitchen With Integrated Appliances
- Modern Bathroom Suite
- Large West Facing Balcony
- Gas Central Heating and Double Glazing
- Completed in 2019 by Rocco Homes With The Remainder of NHBC Warranty
- Ideal First Time Purchase With a Long Lease



**2 Bedrooms**



**1 Bathroom**



**1 Reception Room**

### INTERNAL

Situated on the first floor of this modern town centre development, the apartment welcomes you with a spacious reception hallway, providing access to all internal rooms. The expansive living area, measuring 25'11" x 12'01", embraces an open-plan design, offering ample space for both lounge and dining arrangements. French doors lead to a west-facing balcony, complemented by tall windows on either side, allowing abundant natural light and creating a perfect space to relax or entertain. The stylish fitted kitchen is thoughtfully designed with an array of wall and base-mounted cabinets, alongside a comprehensive selection of integrated appliances, effortlessly combining elegance with practicality. Two generously sized double bedrooms further enhance the home's appeal, with the master bedroom benefiting from direct balcony access. Measuring 12'09" x 11'09" and 12'09" x 08'02", both bedrooms offer ample space for additional storage solutions. Completing the property is a sleek three-piece bathroom suite, featuring a shower over the bath, along with a convenient utility cupboard, adding to the functionality and comfort of this modern home.

### EXTERNAL

The private balcony measures 11'09" x 03'11" and facing west, offers an idyllic area to relax in the afternoon sun. The balcony is accessed from the main living room as well as the master bedroom suite.

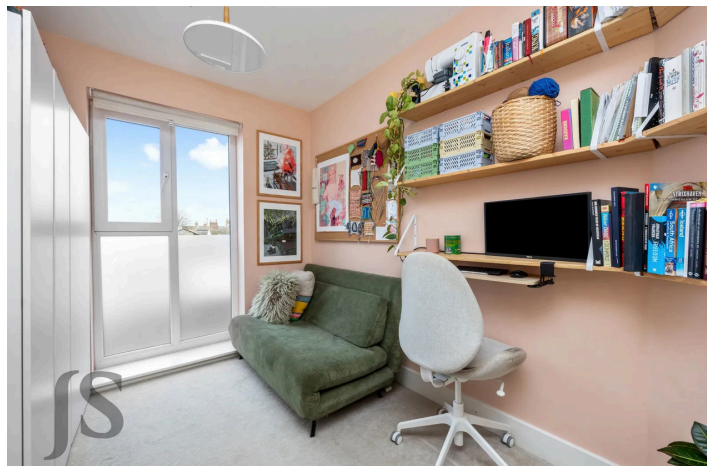
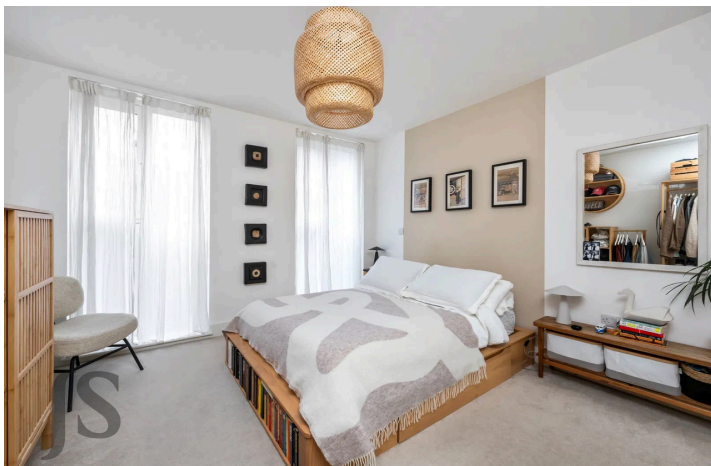
Tenure: Leasehold

Lease: Approximately tbc

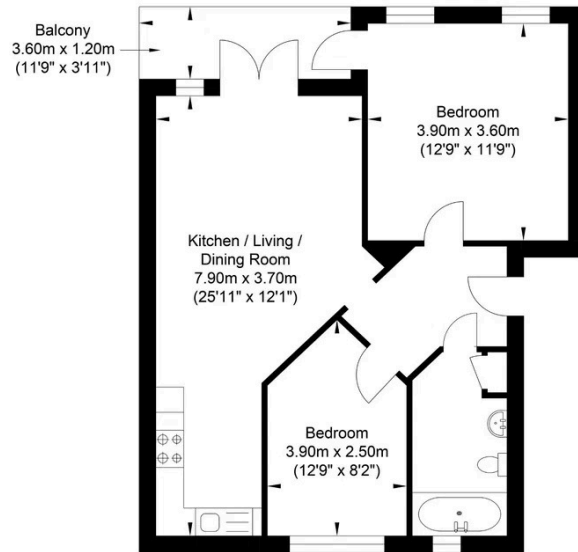
Maintenance: tbc

### 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.



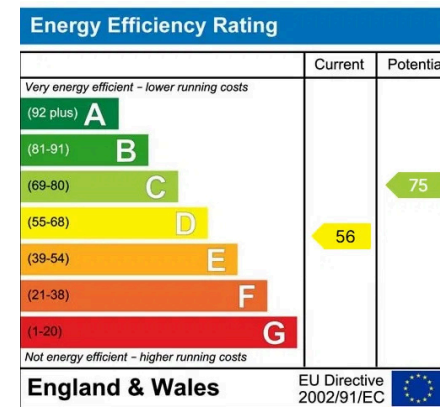
## Lennox Road



First Floor  
Approximate Floor Area  
616.87 sq ft  
(57.31 sq m)

Approximate Gross Internal Area = 57.31 sq m / 616.87 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

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.



## Property Details:

Floor area \*as quoted by EPC: 617 SqFt

Tenure: Leasehold

Council tax band: B