

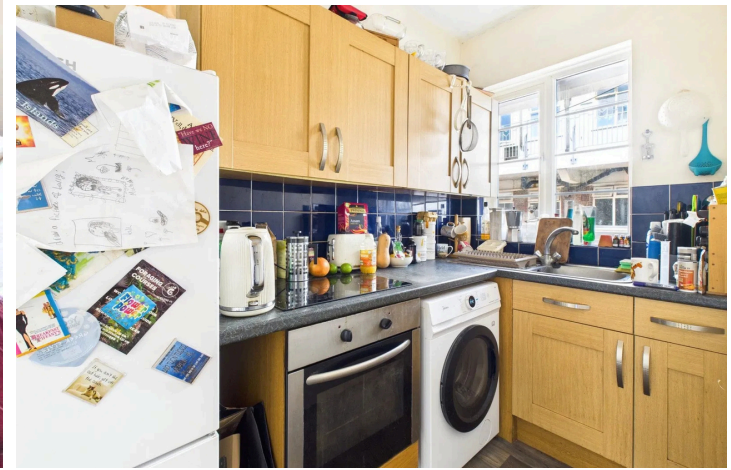


Stoke Abbott Court | Stoke Abbott Road | Worthing | BN11 1HJ

Guide Price £155,000







Jacobs Steel are pleased to present this spacious first-floor apartment, ideally situated in the heart of Worthing town centre. This well-appointed home offers convenient access to an array of shopping facilities, restaurants, pubs, cinemas, theatres, and leisure amenities. The apartment features two generously sized double bedrooms, a bright and airy living room, a fitted kitchen, a spacious three-piece bathroom suite alongside a private south facing balcony





## Key Features

- First Floor Apartment
- Self Contained Private Entrance
- Two Double Bedrooms
- South Facing Living Room
- Fitted Kitchen
- Three Piece Bathroom Suite
- Private South Facing Balcony
- Popular Worthing Town Centre Location
- Close To Local Shops, Amenities & Mainline Train Station
- Ideal First Time Purchases



**2 Bedrooms**



**1 Bathroom**



**1 Reception Room**

### INTERNAL

Located on the first floor, the apartment is accessed via a private front door leading into a welcoming entrance hall—ideal for storing shoes and coats. Located at the front of the property and facing south, the spacious living room measures approximately 14'00" x 10'04" and comfortably accommodates a range of furniture, including a dining table. Double-glazed French doors open onto a private balcony, providing the person spot to bask in the sun or enjoy a morning coffee. The main bedroom is generously proportioned at 14'01" x 10'00", providing ample space for a double bed, bedside tables, wardrobes, and a desk. A large built-in wardrobe adds to the room's storage options. The second bedroom is also a generous size and measures 11'09" x 6'11". The kitchen is fitted with a range of wall and base units complemented by laminate worktops, with space and plumbing provided for essential white goods. The bathroom comprises a three-piece suite including a bath, wash hand basin, and WC.

### EXTERNAL

This purpose built apartment block benefits from secure telephone entry. The apartment benefits from a private south facing balcony, providing a pleasant space to sit and enjoy the sun.

### LOCATION

Positioned in the heart of Worthing Town Centre, this apartment is within walking distance of the high street shops, relaxed beachfront bars and restaurants and a seafront gym with indoor pools. The town makes a perfect base from which to explore wider Sussex, being just over 90 minutes to London Victoria by train or 35 minutes to Brighton. For shorter distances, there are regular bus routes. Car journeys are equally as effortless, with all destinations easily reached via the A27.

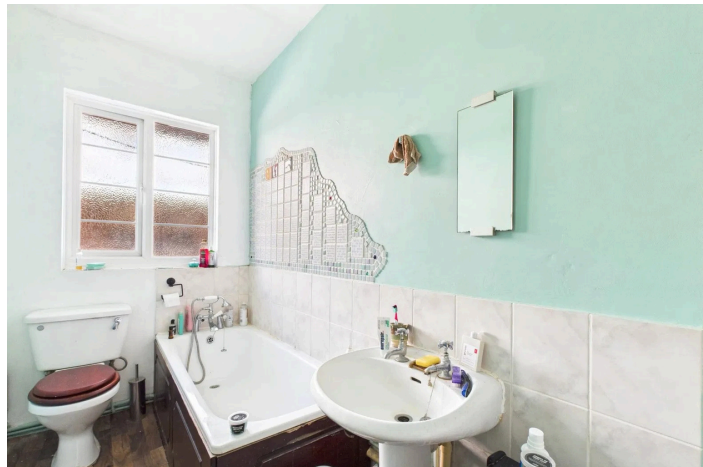
Tenure: Leasehold

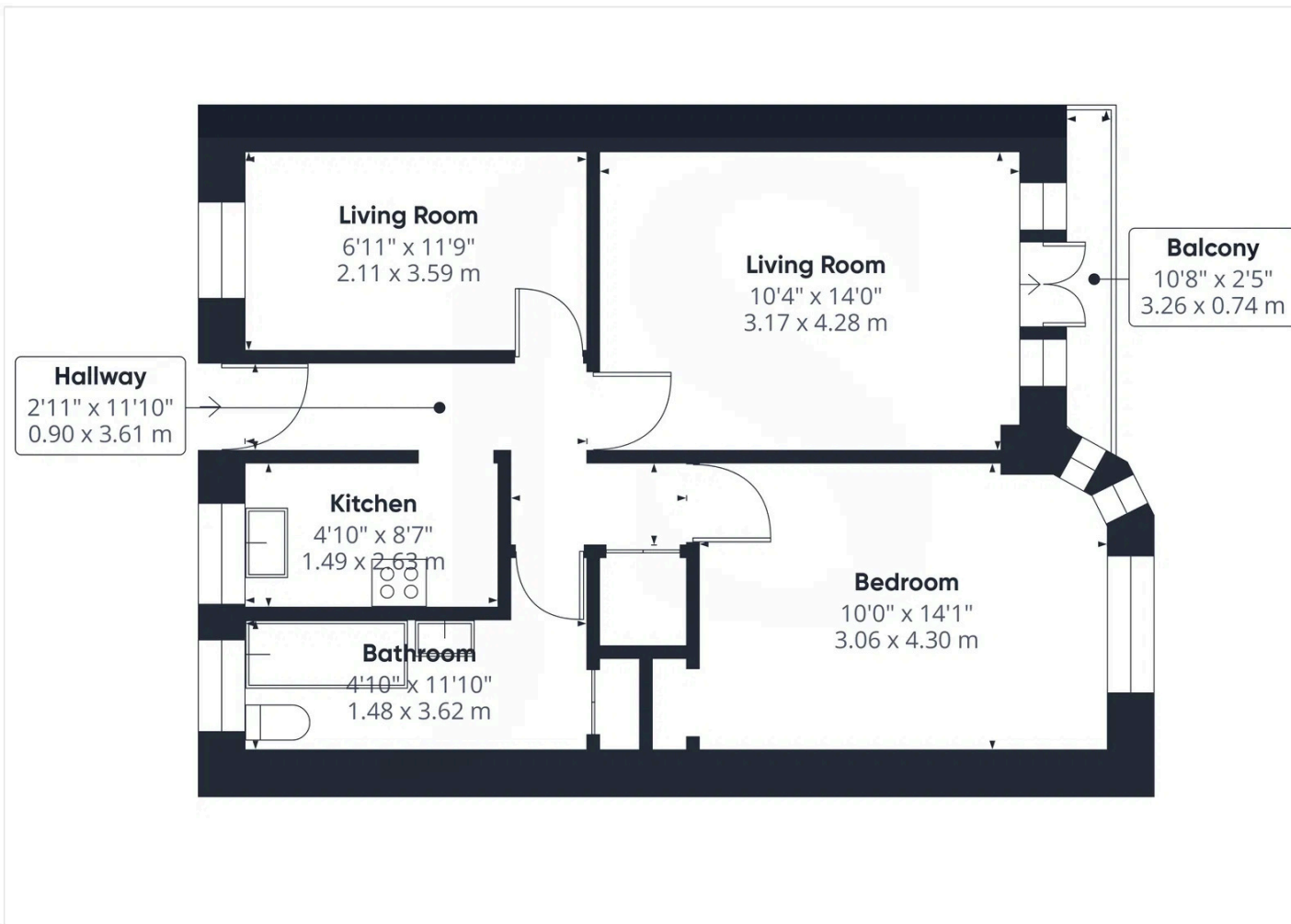
Lease Length: currently 55 years (to be extended on completion of sale)

Maintenance: speak to agent

Ground Rent: £100 per annum

Council Tax Band: A





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	38	
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Property Details:

Floor area \*as quoted by EPC:

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.