



High Pines, St. Botolphs Road, Worthing, BN11 4JU  
Asking Price Of £175,000



We are pleased to present a first-floor purpose-built flat. The property features one double bedroom, bright south-facing lounge/dining room, fitted kitchen and a bathroom. Additional benefits include a garage, non-allocated parking, and convenient access to local transport links.



## Key Features

- First Floor Purpose Built Flat
- One Bedroom
- South Facing Lounge/ Dining Room
- Kitchen
- Garage In Compound
- Non Allocated Residents Parking
- Bus Routes Close by
- Local Shopping Facilities Nearby
- Long Lease



**1 Bedrooms**



**1 Bathrooms**



**1 Reception Rooms**

### INTERNAL

Accessed via a communal entrance with a secure entry phone system, the property is located on the first floor, reached by stairs. The front door opens into a welcoming entrance hall with built-in storage cupboards and access to all rooms. The bright, south-facing lounge/dining room features a charming fireplace surround. The kitchen offers space for appliances along with two useful larder-style cupboards. The bedroom includes fitted wardrobes and a dedicated vanity area. The bathroom is fitted with a bath and shower over, wash hand basin and WC.

### EXTERNAL

The flat benefits from a garage in the compound and non allocated, residents parking.

### LOCATION

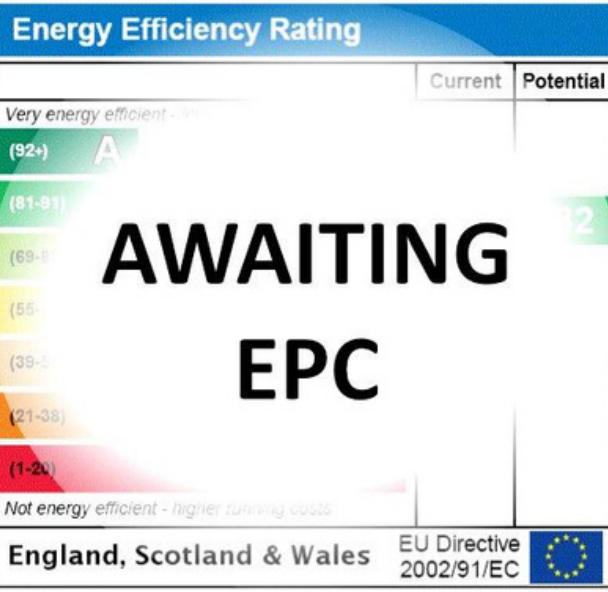
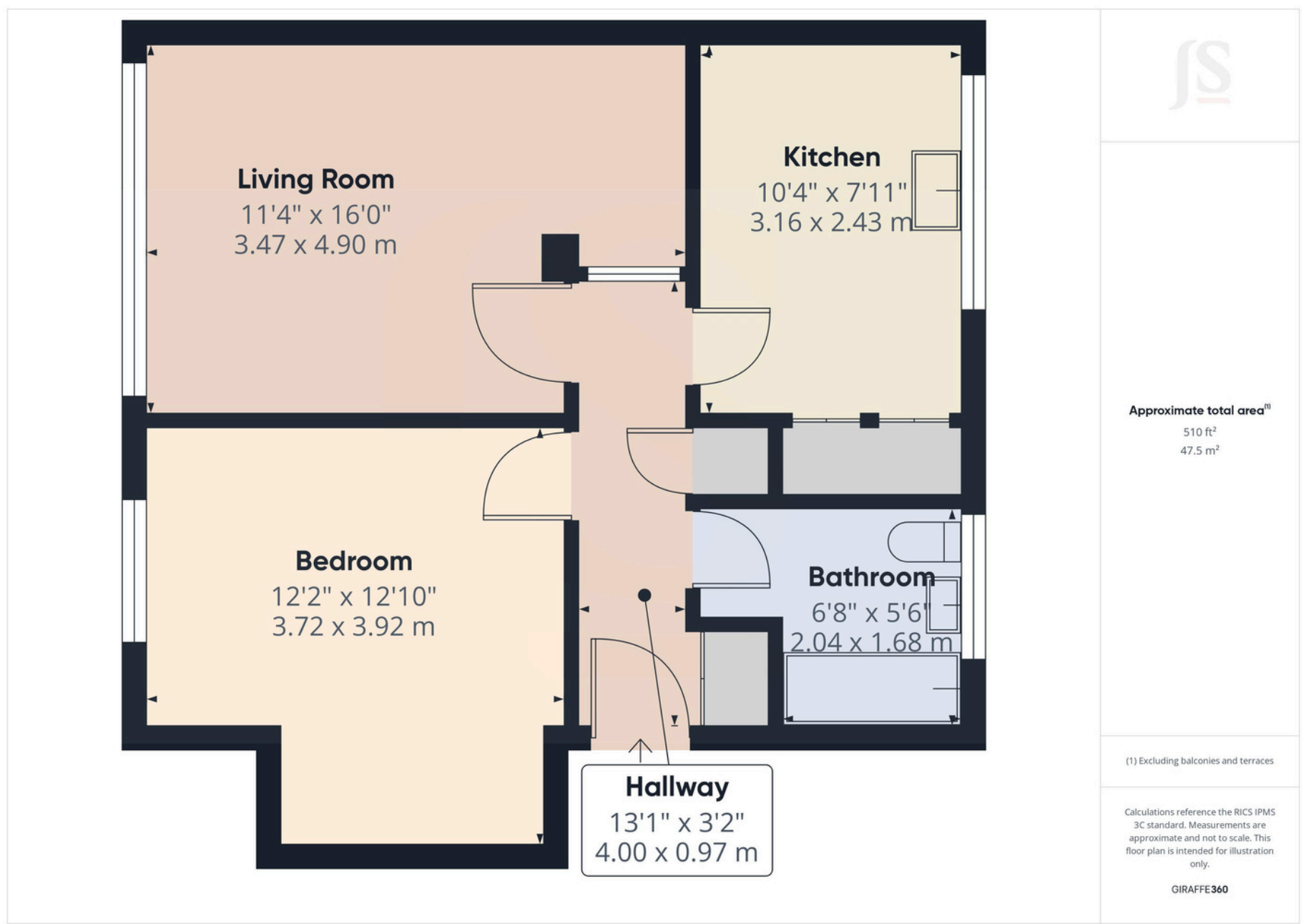
On leafy St Botolphs Road in West Worthing, Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facility's is approximately 1 mile away. The nearest main line station is West Worthing which is approximately 0.3 miles away. Bus services run nearby on Mill Road & Tarring Road, local shops and restaurants can be found on Tarring Road.

### TENURE

Lease: Remainder of a 999 year lease

Service Charge: Approx £1000 including building insurance and ground rent.





Property Details:

Floor area (as quoted by EPC: tbc 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.