



t: 01903 958770
e: info@jamesandjamesea.co.uk

119 George V Avenue | Worthing | West Sussex | BN11 5SA
50B Ferring Street | Ferring | West Sussex | BN12 5JP

BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



4 Rugby Court

Rugby Road, Worthing, BN11 4PY

Guide price £199,000

Leasehold Council Tax Band B



An extremely well presented and spacious ground floor flat, located in a prime residential location close to West Worthing mainline train station.

Particular features of the property include a triple aspect sitting/dining room measuring almost 24ft, two generous double bedrooms both with fitted wardrobes, modern kitchen, re-fitted bathroom and separate w.c. Other benefits include gas central heating, double glazing and remainder of a 999 year lease. Outside there are communal gardens to the front of the block.

Situated on the corner of Rugby Road and Downview Road, the nearest mainline railway station is West Worthing providing fantastic links to major towns and cities. Local shops serve the area whilst Worthing town centre with its more comprehensive range of pedestrianised shopping facilities, bars and restaurants is approximately two mile distance.

Viewing comes highly recommended to fully appreciate this wonderful apartment.

Lease years remaining - 936
Service charge - £1819pa
Ground rent - £210pa

Parking space available for £30 a month

[Communal entrance hall](#)

[Entrance hall](#)





Sitting/dining room
23'11 x 10'11 (7.29m x 3.33m)

Kitchen
11 x 7'2 (3.35m x 2.18m)

Bedroom 1
12'11 x 10'11 (3.94m x 3.33m)

Bedroom 2
12'11 x 8'10 (3.94m x 2.69m)

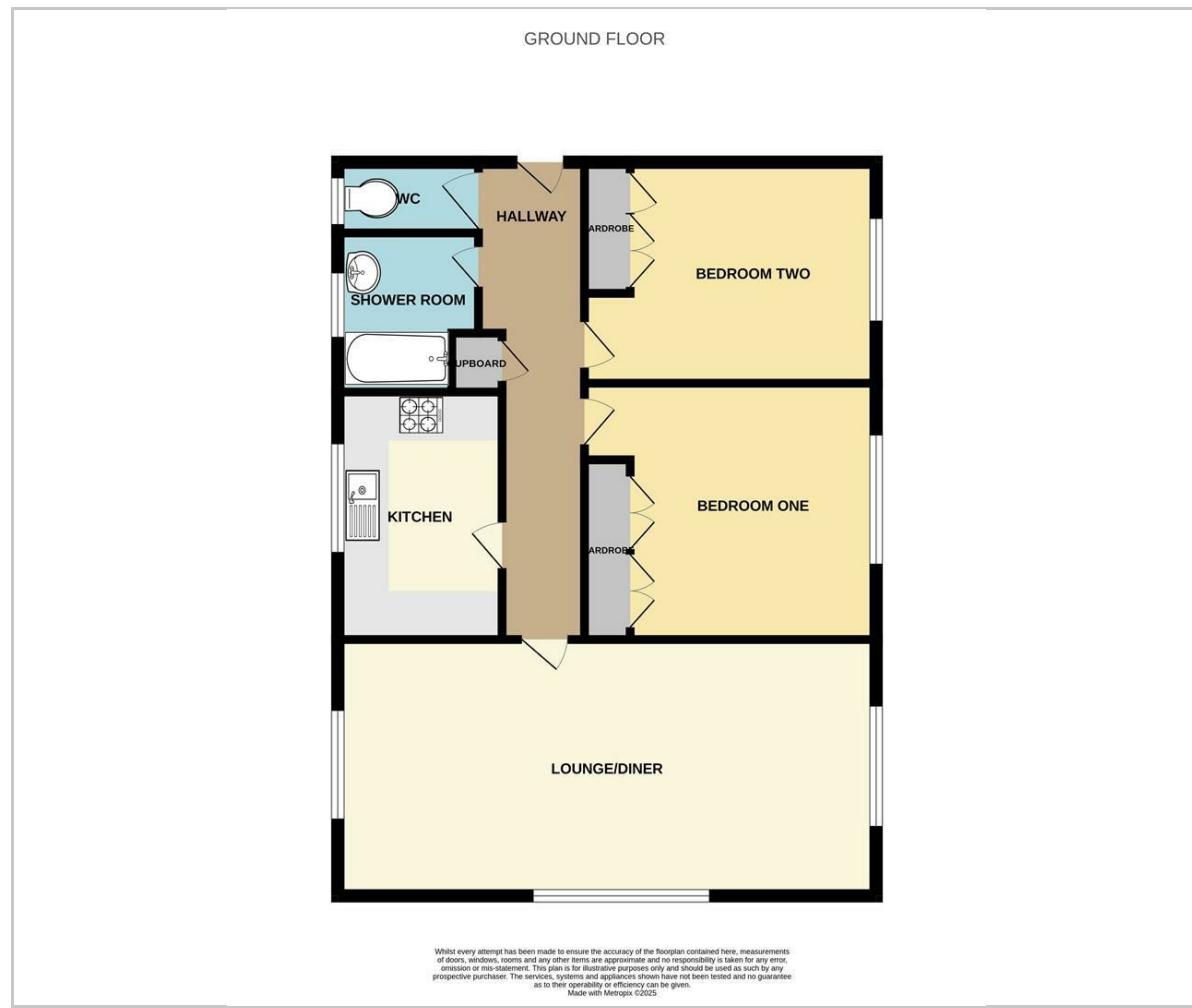
Shower room

Separate w.c.

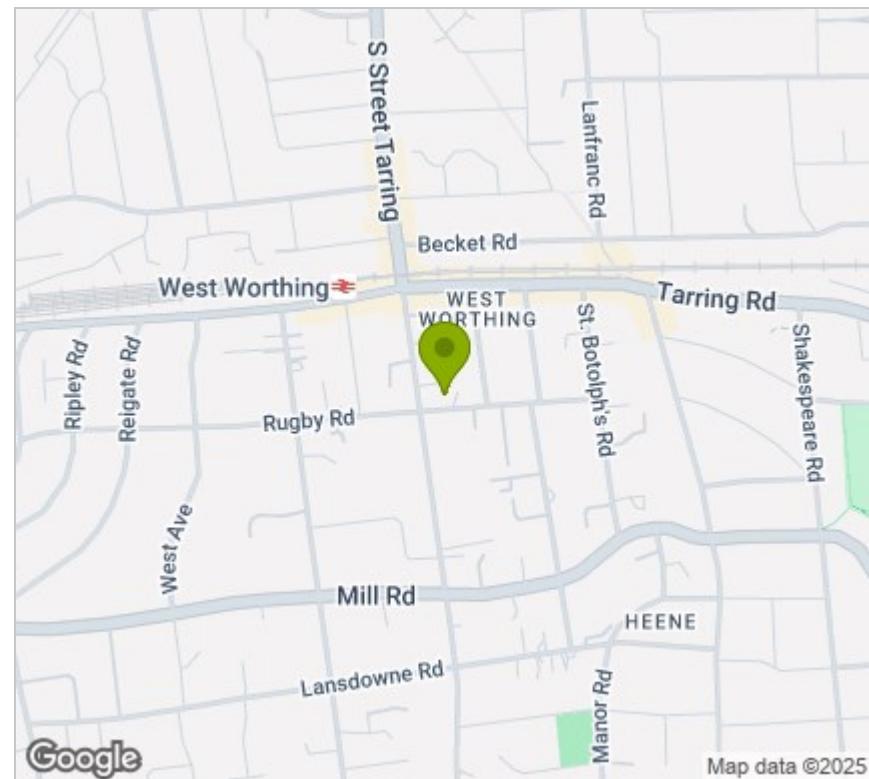
Remainder of 999 year lease



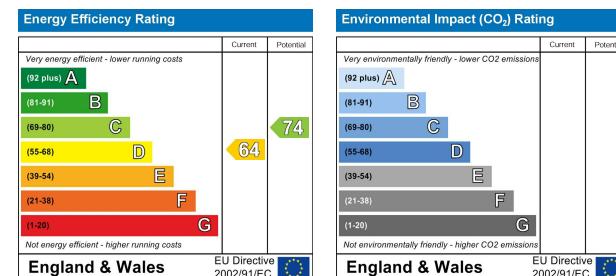
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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