JAMES&JAMES
ESTATE AND LETTING AGENTS

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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE

4 Rugby Court

Rugby Road, Worthing, BN11 4PY

Guide price £199,000

Leasehold Council Tax Band B

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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 it's 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)

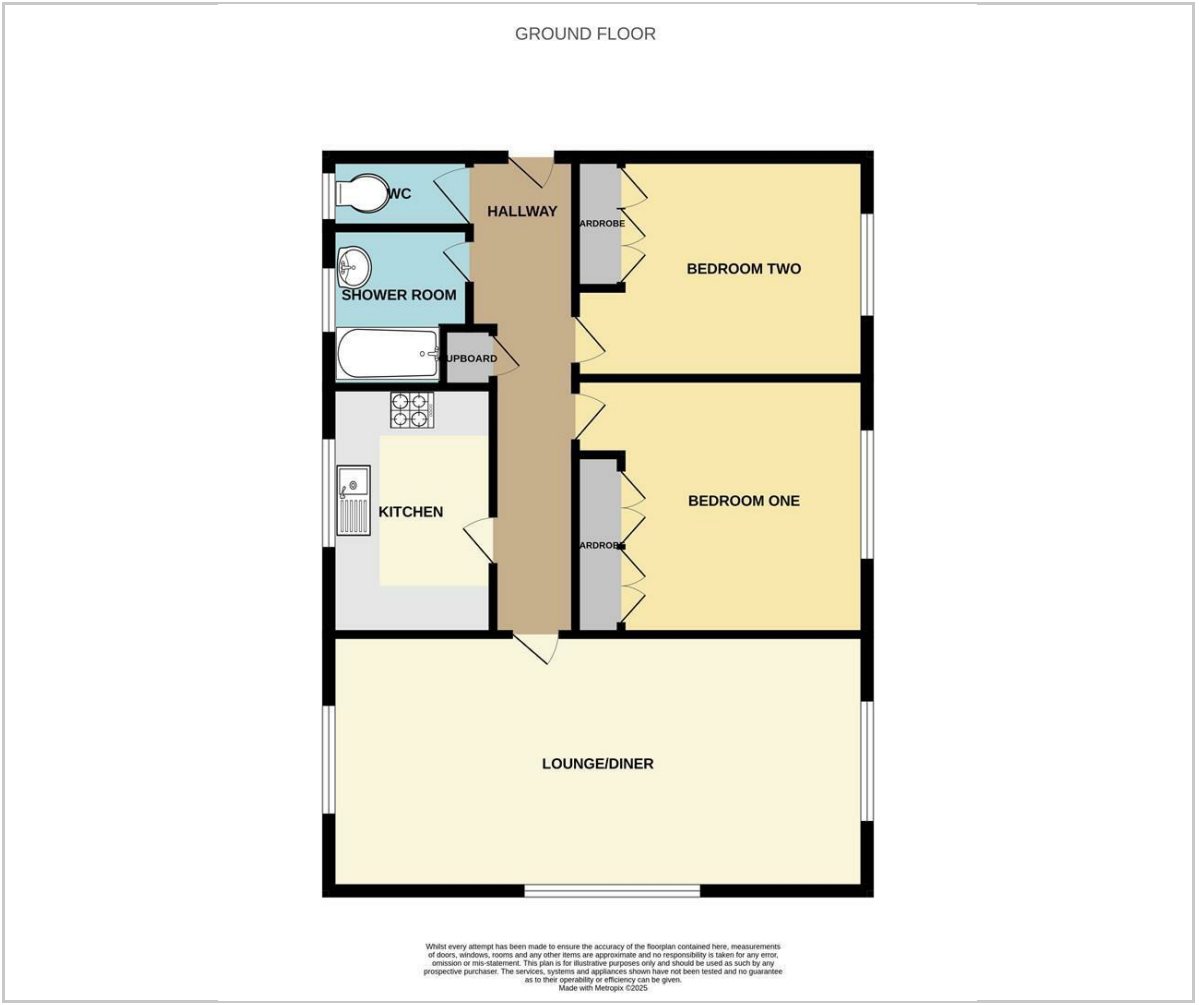
Bedroom 2
12'11 x 8'10 (3.94m x 2.69m)

Shower room

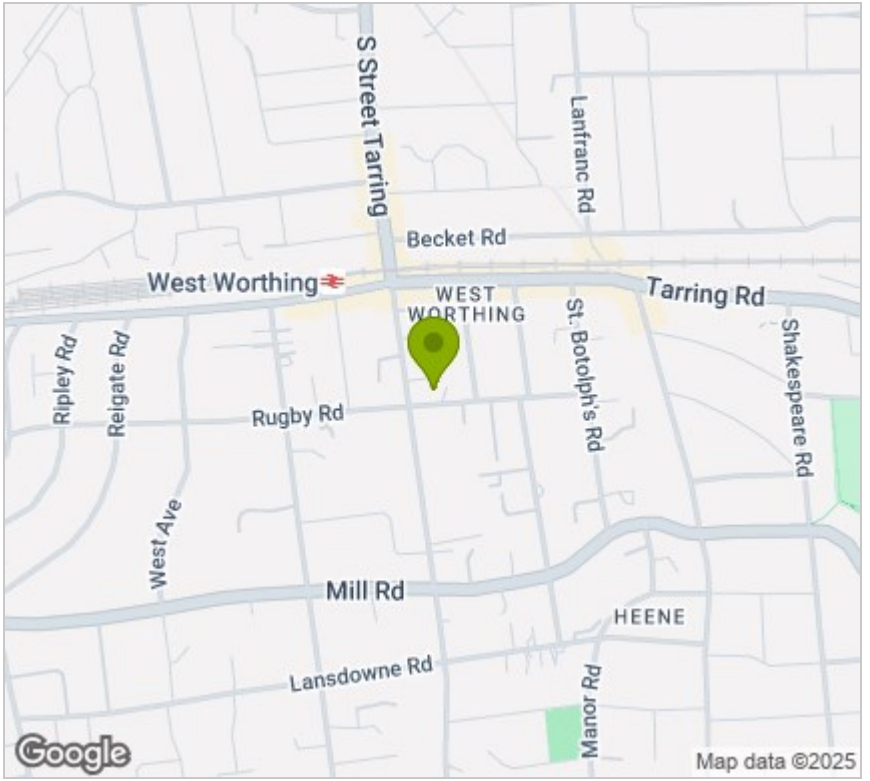
Seperate w.c.

Remainder of 999 year lease

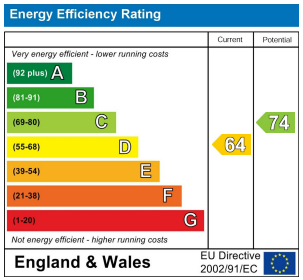
Floor Plan

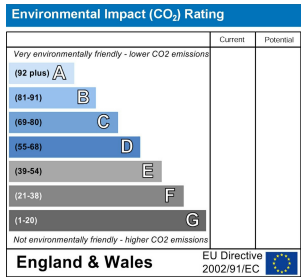


Area Map



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.

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All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.