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High Pines St. Botolphs Road

, Worthing, BN11 4JU

Guide price £210,000

Leasehold Council Tax Band B

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Situated in one of West Worthing's most sought after roads, this chain free two bedroom ground floor apartment forms part of the highly regarded High Pines development, located at the northern end of St. Botolph's Road.

The well proportioned accommodation comprises a secure communal entrance with entry phone system, welcoming entrance hall, spacious lounge/dining room, fitted kitchen, family bathroom, and two generous double bedrooms, making it an ideal purchase for first time buyers, downsizers or investors alike.

Externally, the property benefits from beautifully maintained communal gardens, residents' parking and the added advantage of a private garage.

High Pines enjoys an excellent position in the popular St. Botolph's Road, conveniently located within easy walking distance of West Worthing mainline railway station and just a pleasant stroll from the town centre. The seafront and beach are approximately half a mile away, while regular bus services operate nearby, providing easy access throughout the local area.

Worthing town centre, with its extensive range of shops, cafés, restaurants and leisure facilities, is approximately two miles away, offering a vibrant coastal lifestyle with excellent amenities.

Lease years remaining - 936
Maintenance - £1050 per annum.

























Entrance hall

Lounge
14'0 x 13'9 (4.27m x 4.19m)

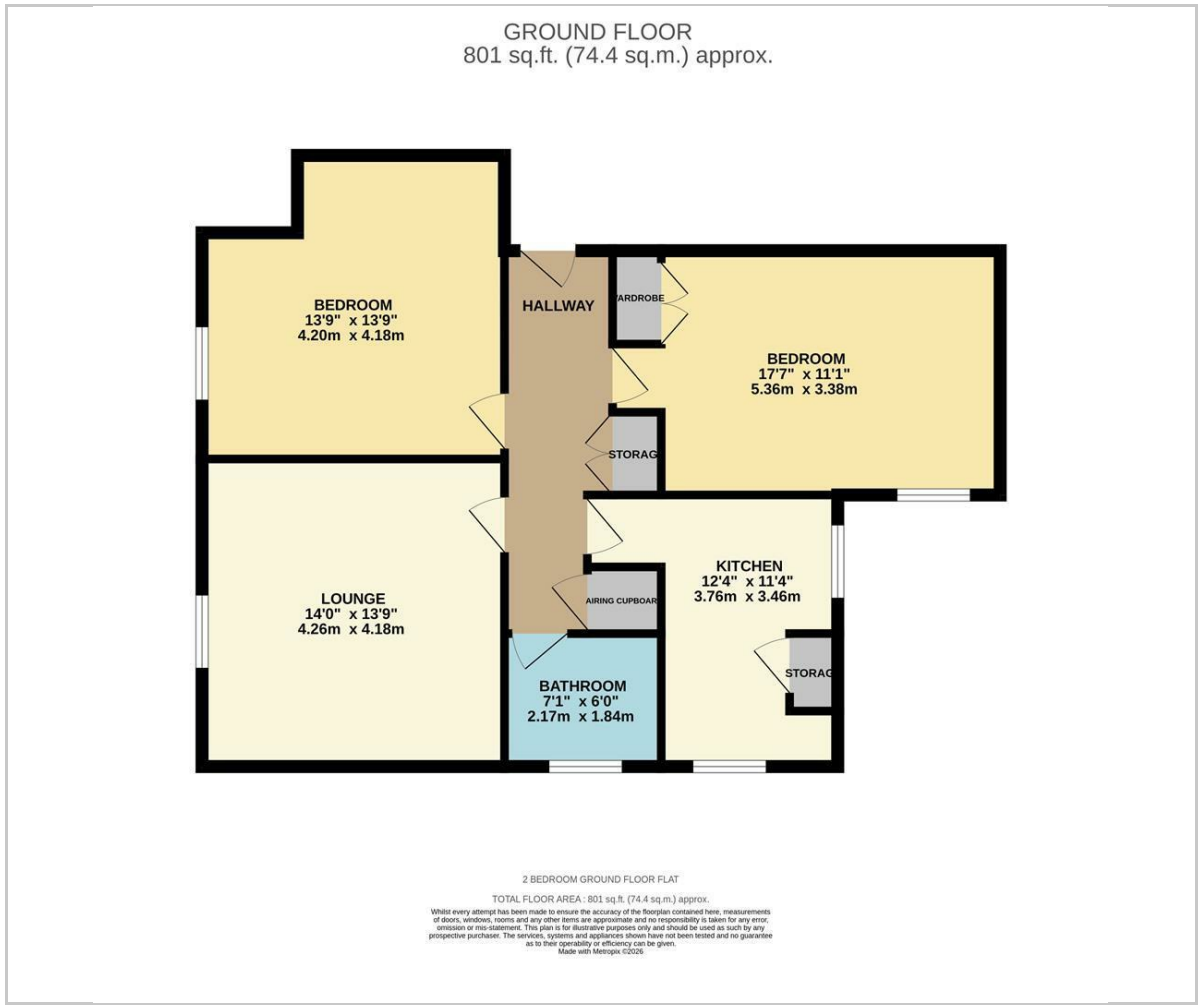
Kitchen
12'4 x 11'4 (3.76m x 3.45m)

Bedroom with fitted wardrobe
17'7 x 11'1 (5.36m x 3.38m)

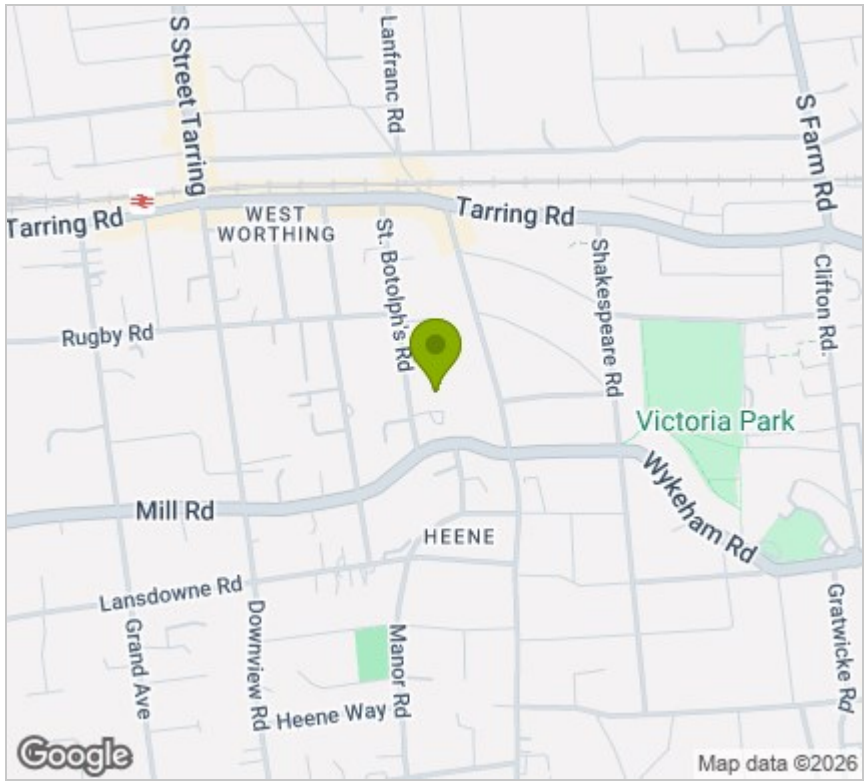
Bedroom
13'9 x 13'9 (4.19m x 4.19m)

Bathroom
7'1 x 6'0 (2.16m x 1.83m)

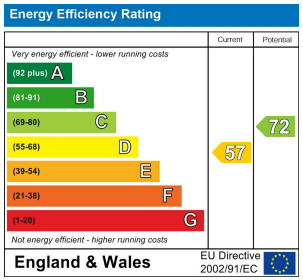
Floor Plan

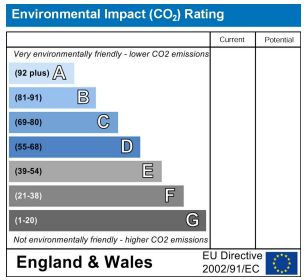


Area Map



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.