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7 St. Botolphs Court

St. Botolphs Road, Worthing, BN11 4JH

Guide price £175,000

Leasehold Council Tax Band A



This charming first-floor, one-bedroom apartment is located on the highly sought-after St Botolphs Road in West Worthing.

The accommodation briefly comprises a communal entrance, welcoming entrance hall, a spacious 16ft west-facing lounge/diner, a kitchen, a double bedroom, a bathroom, and a separate WC.

Externally, the property benefits from an allocated parking space and beautifully maintained communal gardens. Further features include double-glazed windows and the added advantage of an extended lease.

The property is ideally situated within walking distance of West Worthing Train Station, the town centre, local shops, bus routes, and the seafront.

In our opinion viewing is essential to fully appreciate both the size and excellent location of this sought after first floor apartment

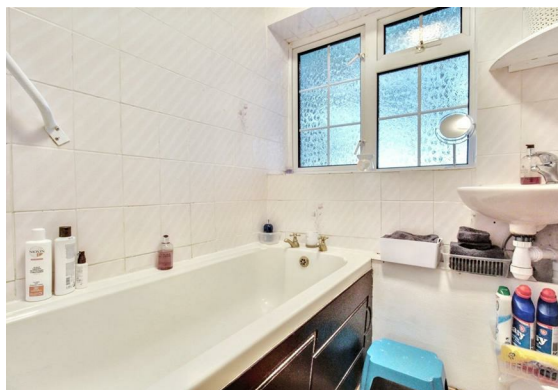
Lease years remaining - 137 approx  
Service charge - £1200pa approx  
Ground rent - £12.50pa approx

Communal Entrance

Stairs To First Floor

Entrance Hall

Lounge  
16'1 x 10'2 (4.90m x 3.10m)





Kitchen  
8'1 x 7'11 (2.46m x 2.41m)  
Bathroom  
WC  
Allocated Parking Space



## Floor Plan



## Viewing

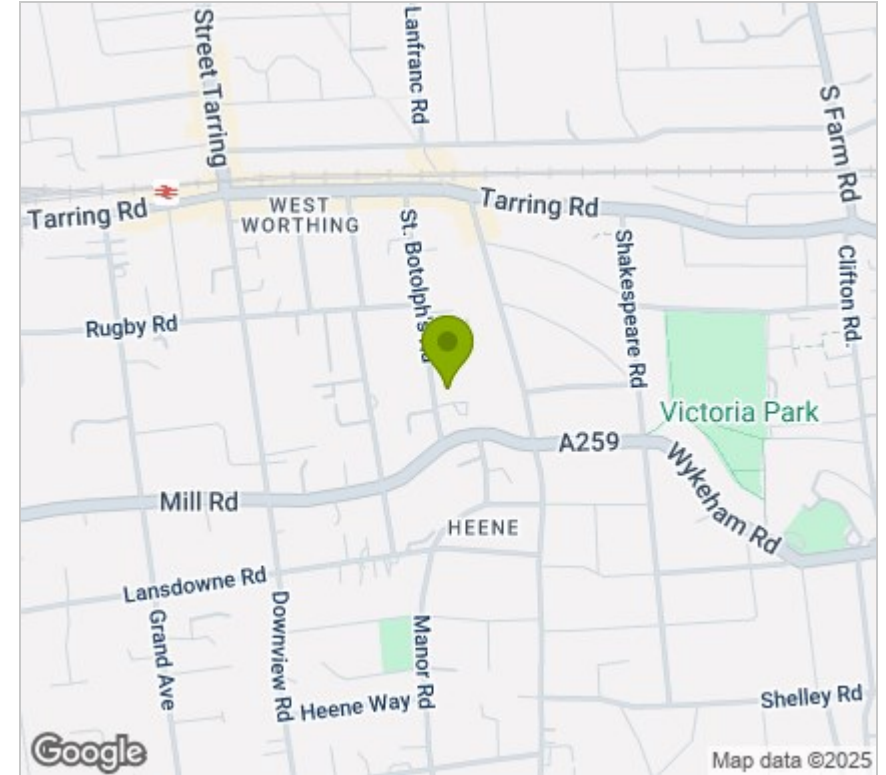
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

