



Flat 4, Rugby Court Rugby Road  
, Worthing, BN11 4PY

£260,000

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

[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)

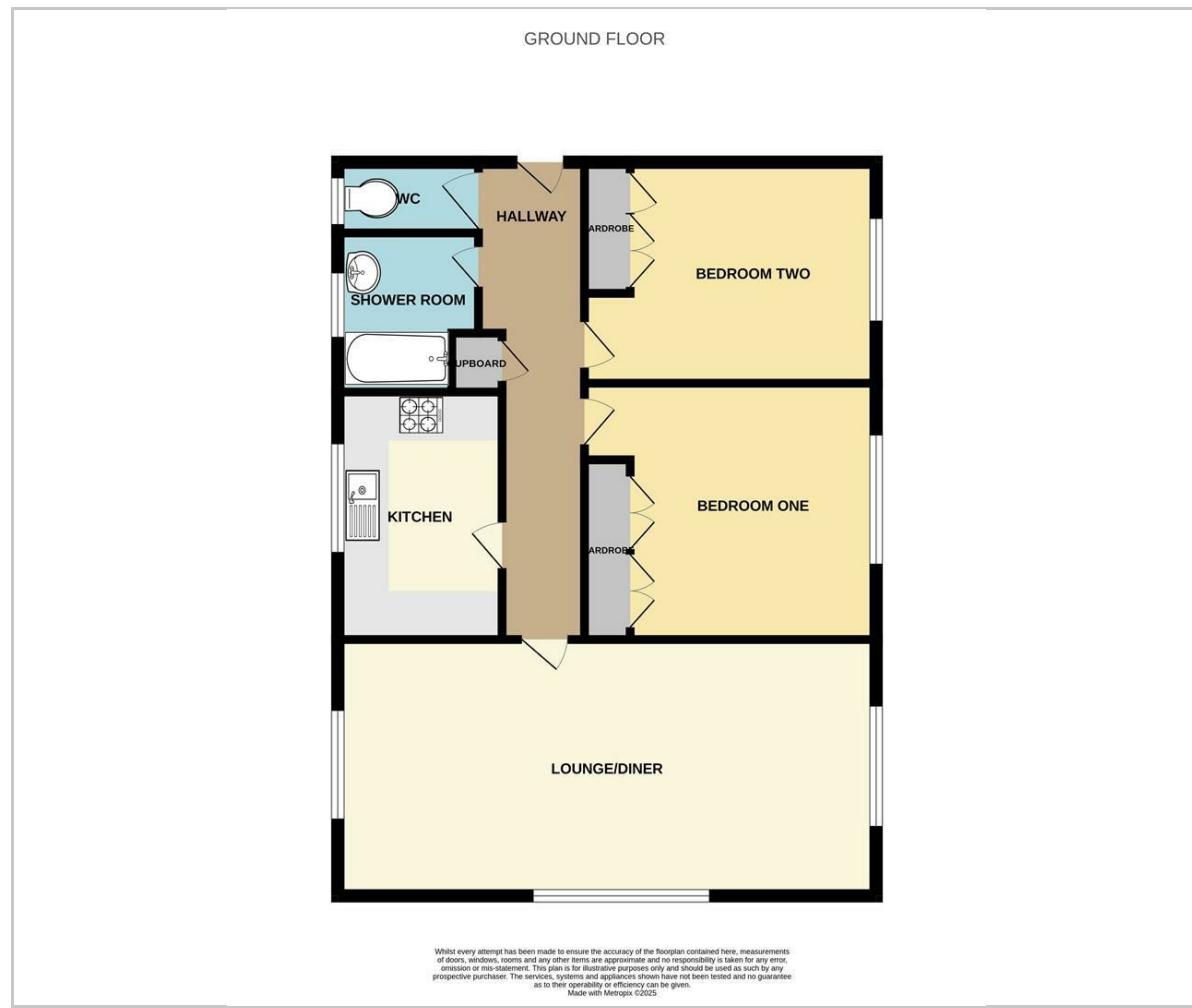
Shower room

Separate w.c.

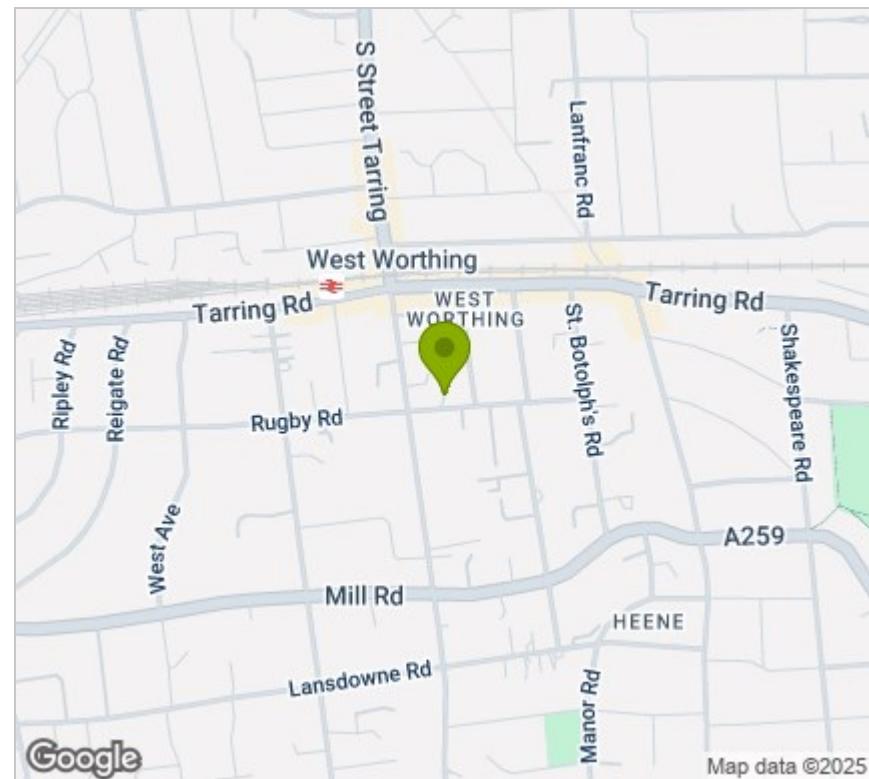
Remainder of 999 year lease



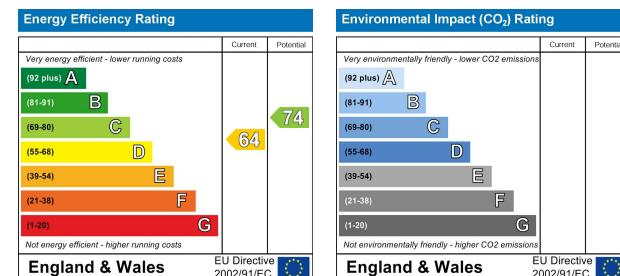
## Floor Plan



## 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.

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