



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

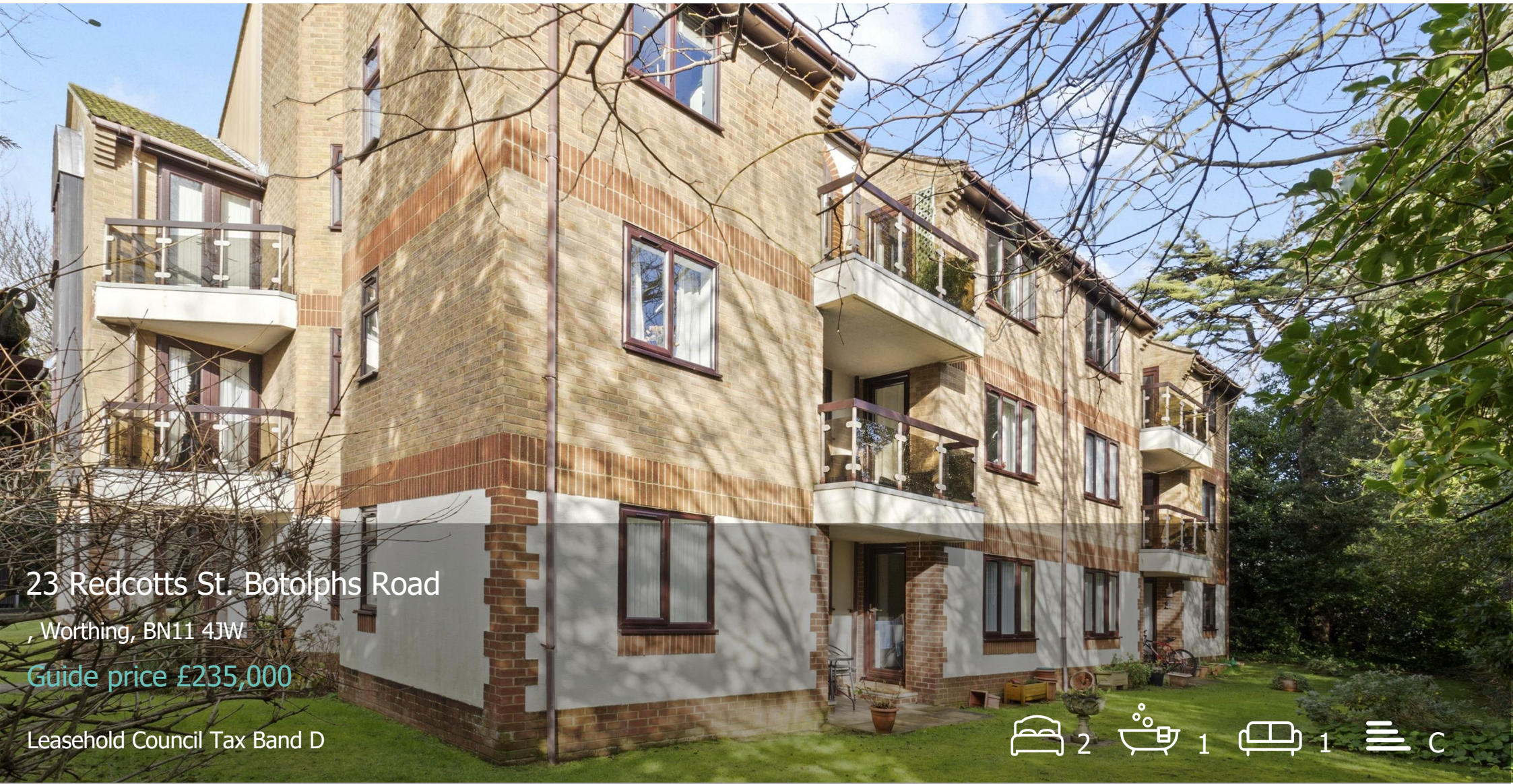
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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



23 Redcotts St. Botolphs Road

, Worthing, BN11 4JW

Guide price £235,000

Leasehold Council Tax Band D



A superb two double bedroom balcony flat with car port in a popular residential location.

In brief the accommodation comprises secure communal entrance with passenger lift and stairs to second floor landing into entrance lobby with two floor to ceiling storage cupboards, door into entrance hall with airing cupboard and doors to the feature double aspect lounge diner with French doors onto a balcony with seating for two.

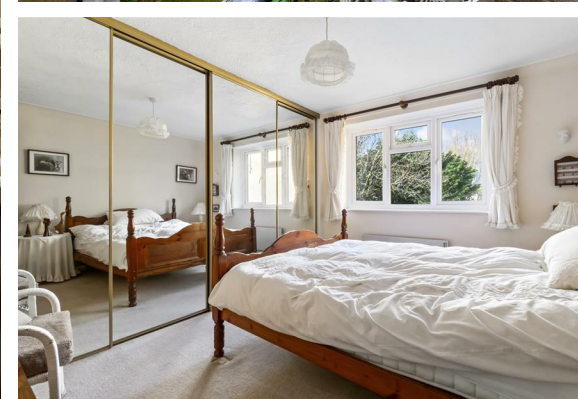
There is a modern fitted kitchen/breakfast room, and two double bedrooms with bedroom one boasting full length wardrobes, and bedroom two also having fitted wardrobes. There is a modern fitted shower room, and externally communal gardens surround the property which are kept to a high standard, and there is also a car port and visitors parking.

Situated in St. Botolph's Road, the property is ideally located being a nice walk into the town centre, whilst West Worthing mainline railway station is close by. The beach is within 1/2 mile and regular buses serve the area. Worthing town centre with it's more comprehensive range of pedestrianised shopping facilities, bars, cafes and restaurants is approximately two miles distance.

Lease years remaining - 961  
Service charge - £2500pa (approx)

Communal entrance

Passenger lift to second floor





Solid wood front door into spacious entrance lobby  
5'2 x 6'0 (1.57m x 1.83m)

Entrance hall  
10'6 x 7'1 (3.20m x 2.16m)

Lounge/diner  
19'5 x 18'1 (5.92m x 5.51m)

French doors onto balcony

Kitchen/breakfast room  
11'1 x 7'8 (3.38m x 2.34m)

Bedroom one  
9'6 x 12'2 (2.90m x 3.71m)

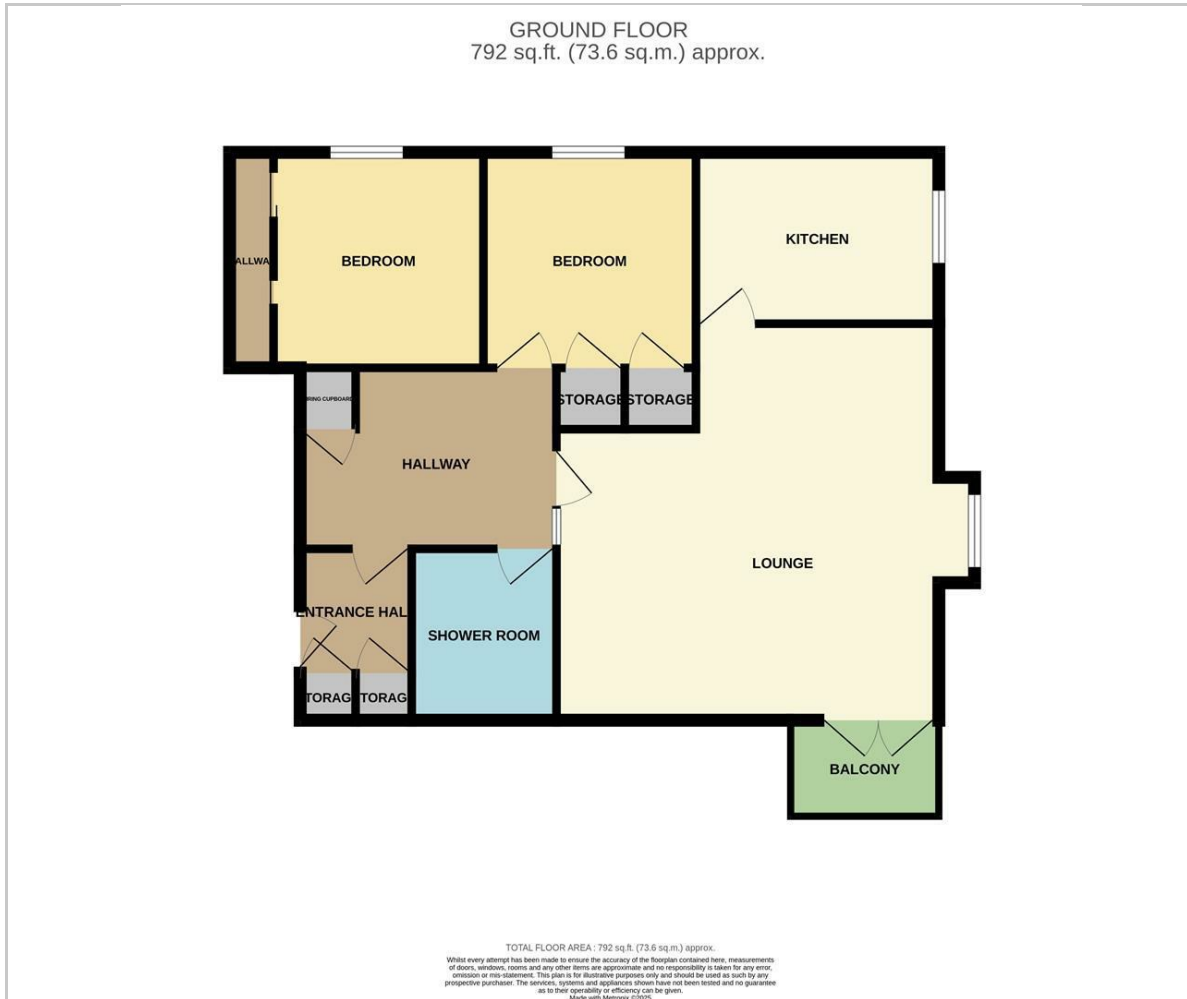
Bedroom two  
9'6 x 12'5 (2.90m x 3.78m)

Modern fitted shower room  
6'5 x 7'3 (1.96m x 2.21m)

Communal gardens

Car port

## Floor Plan



## Viewing

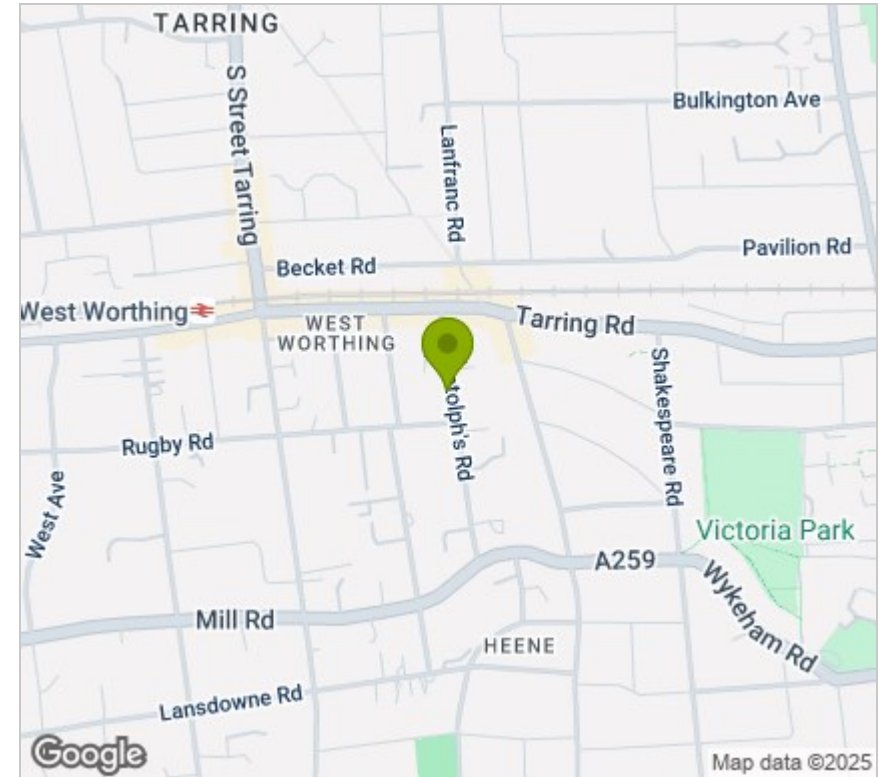
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

