



t: 01903 958770

e: info@jamesandjamesea.co.uk

119 George V Avenue | Worthing | West Sussex | BN11 5SA

50B Ferring Street | Ferring | West Sussex | BN12 5JP

BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



7 St. Botolphs Court

St. Botolphs Road, Worthing, BN11 4JH

Guide price £180,000

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

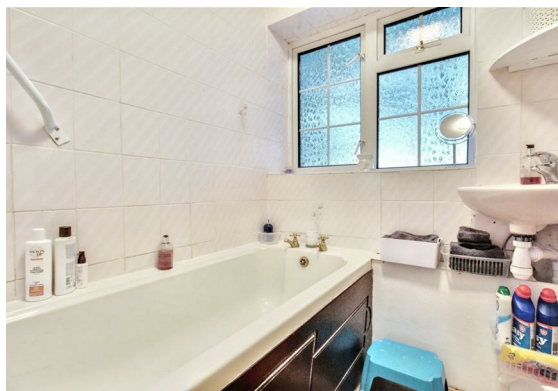
Lease years remaining - 137 approx  
Service charge - £1200pa approx  
Ground rent - £12.50pa approx

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

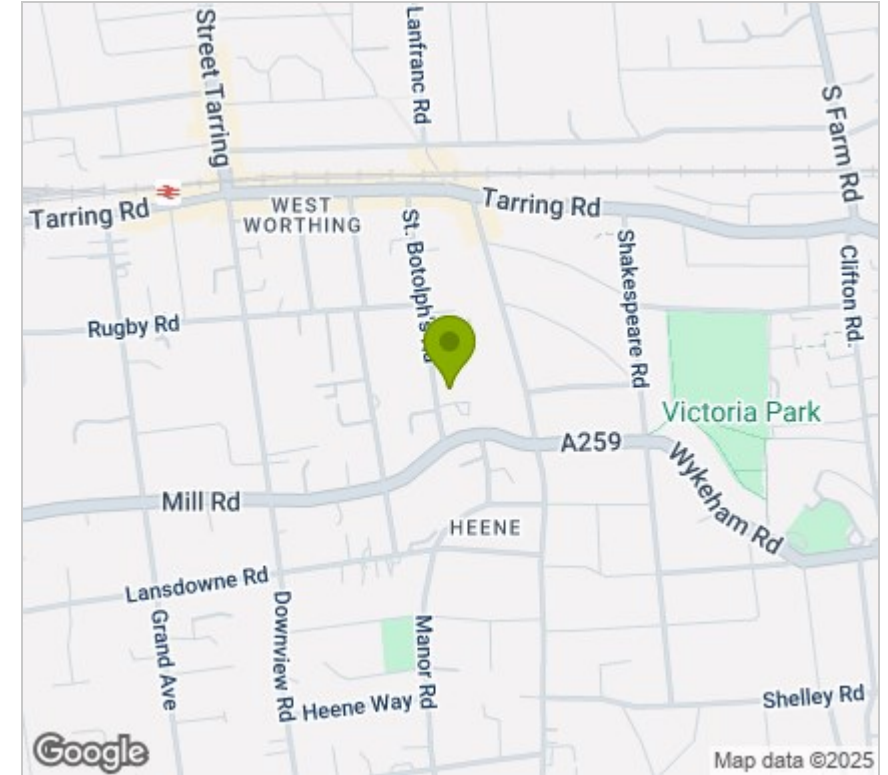
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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.



## Area Map



## Energy Efficiency Graph

