



JAMES & JAMES
ESTATE AND LETTING AGENTS

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



23 Redcotts St. Botolphs Road, Worthing, BN11 4JW
Asking price £265,000





23 Redcotts St. Botolphs Road

, Worthing, BN11 4JW

- Chain free
- Passenger lift
- Car port
- Two double bedrooms
- Viewing recommended
- Second floor flat
- Balcony
- Modern fitted shower room
- Long lease
- Call now to view

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 a 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)

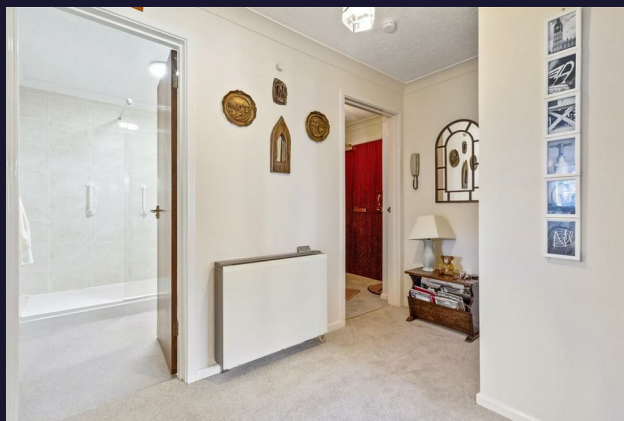
Bedroom two
9'6 x 12'5 (2.90m x 3.78m)

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

Communal gardens

Car port

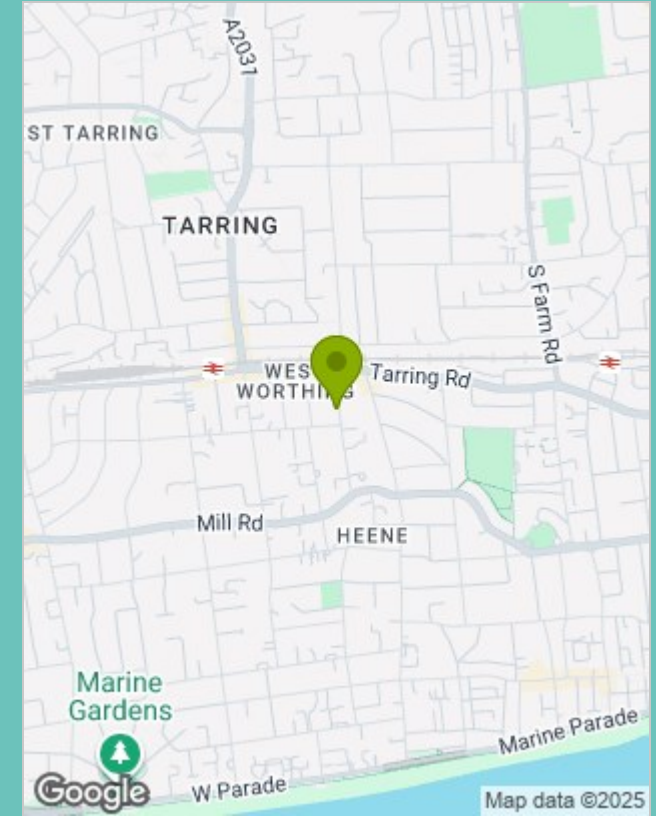




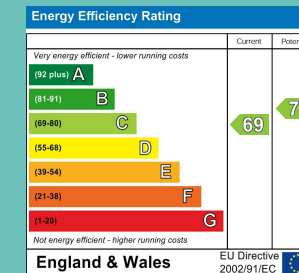
Floor Plans



Location Map



Energy Performance Graph



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.



check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering Terrorist Regulations 2017. The cost of this check is £20 (inc. VAT) per person.

www.jamesandjones.co.uk

Company No. 12642413